11 A-B

COUNTY OF PRINCE WILLIAM
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Christopher E. Martino
County Executive

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February 28, 2017

TO: Board of County Supervisors

FROM: Rebecca Horner, AICP, CZA
Director of Planning

THRU: Christopher E. Martino
County Executive

RE: 2017 Annual Initiation of Comprehensive Plan Amendments (CPAs)
Brentsville Magisterial District

I. **Background** is as follows:

A. Comprehensive Plan Amendments – Under the Code of Virginia, the Board of County Supervisors may consider amendments to the adopted Comprehensive Plan.

B. Annual Update – The Comprehensive Plan Land Use chapter outlines the County policy for the annual review of amendments to the comprehensive plan text and/or the long-range land use plan designation for a given property. The submission deadline for consideration of potential CPAs in 2017 was Friday, January 6, 2017.

C. Requests – Two long-range land use amendment requests were received as part of this year's annual application process, Williamson Village and Zetlin Property. Both are located in the Brentsville Magisterial District. See Attachment A for a map showing the general location of each amendment request.

D. Long-Range Land Use Map Amendments – The following summarizes the request and area of the affected designations:

Project	District	Existing Land Use	Existing Acres	Requested Land Use	Proposed Acres
1. Williamson Village	Brentsville	General Commercial (GC)	±14.26	Suburban Residential High (SRH)	±14.26
2. Zetlin Property	Brentsville	Suburban Residential Low (SRL) Environmental Resource (ER)	±9.75 ±7.37	Commercial Employment Center (CEC) Environmental Resource (ER)	±9.75 ±7.37

The following tables summarize the range of demographic impacts of the long-range land use CPA applications using methodology consistent with the Build-Out Analysis. All Comprehensive Plan Amendment requestors intend to submit a concurrent rezoning application. The application impacts are based on their anticipated concurrent rezoning as well as estimated transportation impacts provided in Attachment B.

1. Williamson Village

	Employment	Residential Units
Existing Capacity	273-549	0
Proposed Capacity	0	142-228

If initiated, the applicant proposes to file a concurrent rezoning, to a district consistent with the Suburban Residential High designation, for a residential development with 10 - 16 dwellings per acre.

2. Zetlin Property

	Employment	Residential Units
Existing Capacity	0	9-39
Proposed Capacity	216-542	14-29

If initiated, the applicant proposes to file a concurrent rezoning, to a mixed-use or commercial district, potentially for a mix of assisted living and age-restricted multi-family units.

E. CPAs Previously Initiated by the Board – Nine CPAs for long-range land use changes initiated by the Board of County Supervisors (BOCS) are pending. See Attachment C for status and details of the pending applications.

F. CPA's Without Companion Rezoning – In response to the proffer legislation, the BOCS directed staff to close all outstanding residential CPA's that had not filed a concurrent rezoning prior to July 1, 2016.

G. Strategic Plan –On January 24, 2017, the BOCS adopted a strategic plan that seeks to significantly expand the County's commercial tax base.

II. Current Situation is as follows:

A. Staff Evaluation of Proposed Request for Initiation – Staff has evaluated each request with the purpose of recommending whether to initiate the application as proposed, to initiate with an expanded area or different land use designation, or to not initiate the application.

1. Criteria of Staff Evaluation – Staff evaluated each recommendation for initiation based on consistency with the Comprehensive Plan and the newly adopted Strategic Plan.

2. Three Types of Possible Recommendations –

a) Initiate – Based on the staff evaluation, applications may be recommended for initiation. Applicants who have committed to filing a concurrent rezoning application are intended to be heard within 12 months of acceptance of the rezoning application.

b) Expanded Study Area / Different Land Use Designations – In some cases, staff may determine that either a larger area should be studied to make the proposal more appropriate for the area and / or different land use designations may be recommended.

c) Take No Action – Based on the staff evaluation, applications may not be recommended for initiation based on inconsistency with the goals of the Comprehensive Plan.

B. BOCS Initiation – The Board of County Supervisors will consider this request at its scheduled meeting on March 21, 2017.

C. Board Actions Requested –

1. Williamson Village – Do not initiate.

2. Zetlin Property – Initiate with an expanded study area.

III. Issues in order of importance are as follows:

A. Comprehensive Plan – Are the proposed amendments consistent with the applicable goals of the Comprehensive Plan and the surrounding land uses?

B. Legal – What legal requirements should guide decisions to initiate or not initiate proposed Comprehensive Plan Amendments?

C. Fiscal Impact – Are there budget or financial impacts?

D. Timing – Is there a time frame for BOCS to take action?

IV. Alternatives beginning with the staff recommendation are as follows:

A. Accept the Planning Office recommendations for the 2017 Comprehensive Plan Amendments as follows:

1. Comprehensive Plan

a) Do not initiate Williamson Village– The following policy issues are relevant to this application:

(i) Long-range Land Use Plan – The long-range land use plan identifies the parcel as GC, General Commercial which is part of the commercial corridor along Sudley Road. Replacing this designation with a SRH, Suburban Residential High long-range land use designation would provide additional housing opportunity in the area, but remove commercial opportunities.

(ii) Reduction in Employment Capacity – The proposed amendment will result in a decrease of planned employment capacity. Under the current Comprehensive Plan Amendment request, the Applicant is requesting to change approximately +/-14 acres of land designated GC to SRH, which reduces the employment capacity from between 273-549 to 0 jobs. In addition, the reduction in employment capacity does not support the newly adopted Strategic Plan goal to increase the County's commercial tax base.

(iii) Surrounding Land Uses – While consistent with the suburban residential high use to the north across Lomond Drive, the other three adjacent properties are planned and zoned for commercial uses.

(iv) Schools – Schools serving this site are over capacity – Westgate ES, 103.5%, Stonewall MS 109.4%, and

Stonewall Jackson HS, 106.3%.

(v) Transportation – The proposed SRH development would produce about one tenth of the daily trips of the GC. Therefore, converting the long range land use of this site from General Commercial (GC), to Suburban Residential High (SRH) could reduce peak hour trip generation and Average Daily Traffic (ADT). However, adding residential development has the potential to increase overall vehicle miles traveled.

b) Initiate Zetlin Property with an Expanded Study Area – The following policy issues are relevant to this application:

(i) Long-range Land Use Plan – The long-range land use plan identifies the parcel as Suburban Residential Low (SRL) which is part of a larger SRL area east of Old Carolina Road and north of Lee Highway. Replacing this designation with a Community Employment Center (CEC) long-range land use designation could provide additional employment opportunity in the area, but the Rt. 29, Lee Highway corridor between The Shops at Stonewall and Virginia Oaks has a substantial amount of land planned CEC. Initiating this comprehensive plan amendment would allow submission of the proposed concurrent rezoning for an assisted living facility and age-restricted multi-family housing development that may decrease the impact on services, especially schools, compared to the existing long-range land use. However, the large amount of vacant CEC land along this corridor suggests that a broader look is necessary. Therefore, staff recommends an expanded study area to develop a small area plan for this corridor.

(ii) Increase in Employment Capacity – The proposed amendment will result in an increase of planned employment capacity, although assisted living would generate employment at the lower end of the range when compared to an office use. Under the current Comprehensive Plan Amendment request, the Applicant is requesting to change approximately +/-10 acres of land designated SRL to CEC, which increases the employment capacity from 0 to 216-542 jobs.

(iii) Surrounding Land Uses – Land to the west across Old Carolina Road is planned CEC. Suburban Residential Low

(SRL) is planned to the north and east. Across Lee Highway to the south are commercial components of the Lake Manassas Residential Planned Community.

(iv) Schools – Some schools serving this site are over capacity – Buckland Mills ES, 71%, Reagan MS 101.9%, and Battlefield HS, 141.2%.

(v) Transportation – The existing long-range land use designations are expected to generate trips based on their planned future land uses. By changing the long-range land use to a different designation, the expected trip generation based on the proposed long-range land use designation is affected. While the exact impact is not known until a land-use application is submitted, we expect transportation impacts between the planned long-range land use and the proposed long-range land use to be different. Converting the long-range land use of this site from Suburban Residential Low (SRL), to Commercial Employment Center (CEC) could, depending on the specific development proposal request, result in a 25% (+13) increase in AM peak hour trips, a 3% (-2) reduction in PM peak hour trips and an 8% (+52) increase in daily trips. Also, replacing planned single family residential development with the proposed nursing home/assisted living facilities has the potential to reduce overall vehicle miles traveled.

2. Legal – Initiation of a CPA does not mean that the Board must approve the CPA after it is studied; it instead begins the process for consideration. Other legal issues will be addressed by the County Attorney's Office.

3. Fiscal Impact – There is no direct fiscal impact due to initiation of this comprehensive plan amendment, but staff time and resources will be necessary for research analysis and to conduct public hearings for the Planning Commission and the Board of County Supervisors.

4. Timing – There is no requirement to take action within a certain amount of time for the long-range land use requests.

B. Take No Action:

1. Comprehensive Plan – The proposed amendments to the Comprehensive Plan Long-Range Land Use Map would not be considered.

2. Legal – Initiation of a CPA does not mean that the Board must approve the CPA after it is studied; it instead begins the process for consideration. Other legal issues will be addressed by the County Attorney's Office.

3. Fiscal Impact – There is no fiscal impact due to taking no action.

4. Timing – There is no requirement to take action within a certain amount of time for comprehensive plan amendment requests.

III. **Recommendation** is that the Board concur with Alternative A and approve the attached resolutions.

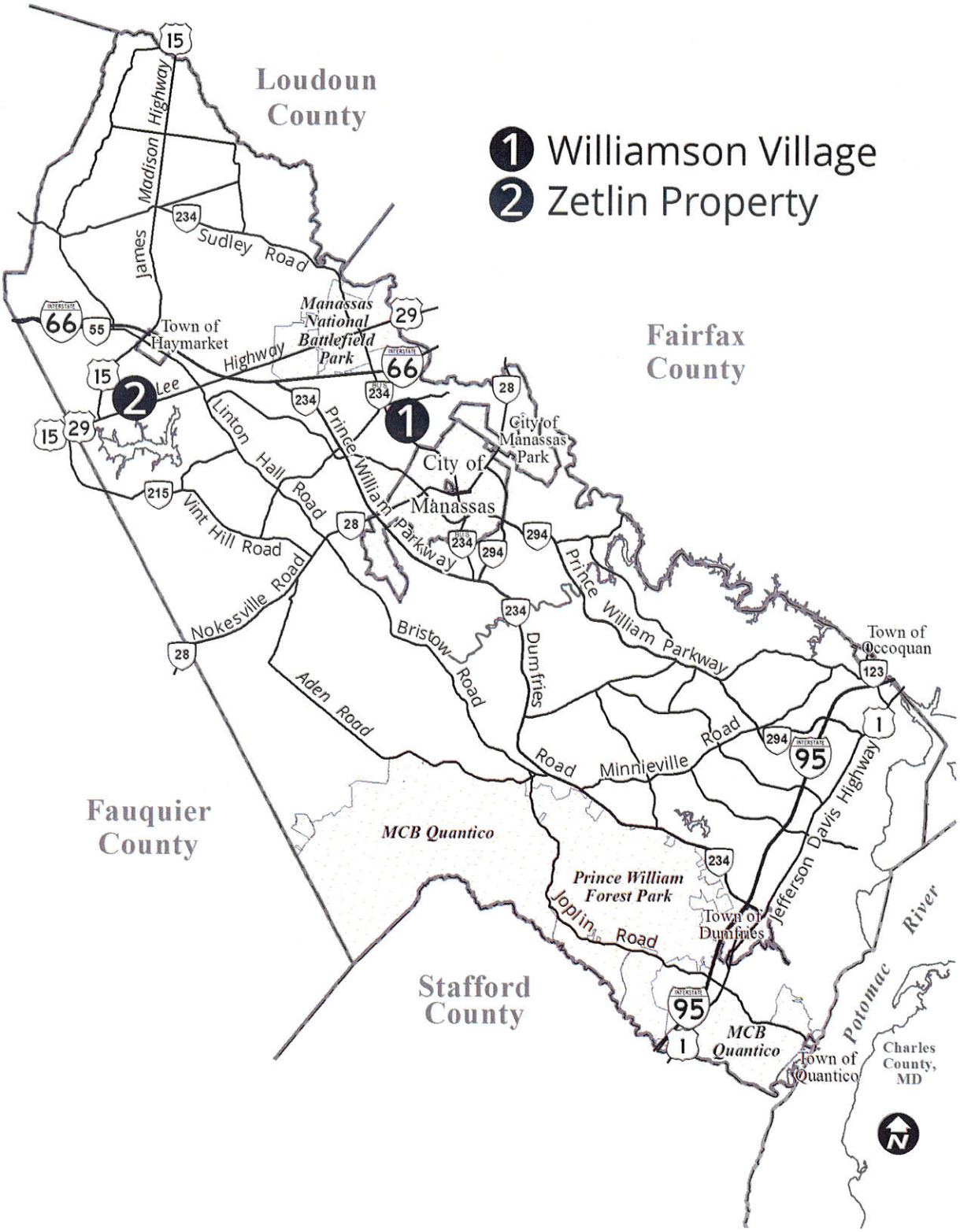
Staff: Rebecca Horner, AICP, CZA, x1675

Attachments

A. Vicinity Map Showing 2017 Comprehensive Plan Amendment Requests
B. Project Summary and Individual Maps of Proposed CPAs
C. Pending Comprehensive Plan Amendments

Attachment A – 2017 Comprehensive Plan Amendment Requests

VICINITY MAP



Williamson Village

Request: This is a request to change ±14.26 acres from General Commercial (GC) to Suburban Residential High (SRH)

Long-Range Land Use Summary

Location: The site is located approximately 450 feet east of the intersection of Route 234 and Lomond Drive, GPIN: 7696-59-5541. The following table summarizes the request:

LRLU Classification	Existing Acreage (+/-)	Proposed Acreage (+/-)
General Commercial (GC)	±14.26	0
Suburban Residential High (SRH)	0	±14.26
Total	**±14.26**	**±14.26**

The following table summarizes the uses and densities intended within the General Commercial (GC) and Suburban Residential High (SRH) designations:

General Commercial (GC) ***Existing***	The purpose of the General Commercial classification is to recognize areas of existing commercial activity along major County roadways that serve a local market rather than a regional market. Access to GC uses shall be limited to abutting arterial or collector roadways, rather than from lesser abutting roadways, except where interparcel connections are provided between abutting GC sites. Pedestrian access to adjacent and nearby residential areas where appropriate shall be encouraged. Primary uses in the GC are retail, retail service, and lodging uses. Office use shall be considered a secondary use and shall represent no greater than 25 percent of the total GC gross floor area of the project. Infill and redevelopment of areas identified as GC are encouraged, particularly with new or relocated commercial uses that are of a scale similar to surrounding uses. Designation of new GC areas is discouraged. Office development in GC areas is encouraged to be in accordance with the *Illustrative Guidelines for Office Development*, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. Office buildings in GC areas are preferred at a height of at least 2-3 stories.
Suburban Residential High (SRH) ***Requested***	The purpose of the Suburban Residential High classification is to provide for areas of a variety of housing opportunities at the highest suburban density. The preferred housing type in this classification is multifamily (apartments and condominiums). The density range in SRH projects is 10-16 dwellings per acre, less the ER designated portion of a property.

Demographics:

The following chart summarizes the demographic impacts of the application based on land use designation proposed using methodology consistent with the Build-Out Analysis:

Williamson Village CPA				
	Existing		Proposed	
Total Acres	**14.26**		**14.26**	
Residential Acres	**0.00**		**14.26**	
Employment Acres	**14.26**		**0.00**	
ER Acres	**0.00**		**0.00**	
	Low	High	Low	High
Total Employees	**273**	**549**	**0**	**0**
Total Dwellings	**0**	**0**	**142**	**228**
Total GFA	**124,233**	**248,466**	**0**	**0**
Residents	**0**	**0**	**318**	**510**
Office Employees	24	49	0	0
Retail Employees	234	469	0	0
Industrial Employees	0	0	0	0
Other Employees	15	31	0	0
Retail GFA	105,598	211,196	0	0
Office GFA	6,212	12,423	0	0
Industrial GFA	0	0	0	0
Other GFA	12,423	24,847	0	0
SFD Units	0	0	0	0
SFA Units	0	0	0	0
MFA Units	0	0	142	228

Concurrent Rezoning

If the CPA is initiated, a concurrent rezoning is proposed with this application from B-1, General Business to R-16, Suburban Residential. The R-16 District is to implement the suburban residential high and the residential component of the Community Employment Center land use classification of the Comprehensive Plan. The R-16 District is designed to provide for and encourage quality development at urban densities in locations well-served by public utilities and roadways, not to exceed 16 dwelling units per net acre.

Comprehensive Plan Analysis

The long-range land use plan identifies the parcel as GC, General Commercial which is part of the commercial corridor along Sudley Road. Replacing this designation with a SRH, Suburban Residential High long-range land use designation would provide additional housing opportunity in the area, but remove commercial opportunities.

The following policy issues are relevant to this application:

Economic Development

The proposed amendment will result in a decrease of planned employment capacity. Under the current Comprehensive Plan Amendment, the Applicant is requesting a change approximately +/-14 acres of land designated GC to SRH, which reduces the planned employment capacity from between 273-549 to 0 jobs. The reduction in planned employment capacity does not support the newly adopted Strategic Plan goal to increase the County's commercial tax base.

Surrounding Land Uses

Changing the Long Range Land Use designation from planned General Commercial to Suburban Residential High is compatible with the existing residential land use of the Brighton Commons subdivision located north of the site across Lomond Drive. The existing land uses on the other three sides are retail and office uses that would be acceptable provided adequate buffers are provided between the uses.

Schools

Schools serving this site are over capacity – Westgate ES, 103.5%, Stonewall MS 109.4%, and Stonewall Jackson HS, 106.3%. The development proposed with this CPA will generate additional students.

Transportation Analysis

Development consistent with the proposed SRH development would produce about one tenth of the daily trips of the existing and planned GC. Therefore, converting the long range land use of this site from General Commercial (GC), to Suburban Residential High (SRH) could reduce peak hour trip generation and ADT. However, adding residential development has the potential to increase overall vehicle miles traveled.

The Thoroughfare Plan shows the extension of Williamson Boulevard through the site, which is a planned 4-lane divided major collector road. This road is designed to relieve Sudley Road (Route 234 Business) of local traffic generated by properties on the east side of the roadway. The recommended right-of-way of 90' corresponds with existing right-of-way acquired for this road as well as the standard typical section within the Williamson Boulevard functional plan.

GOROVE / SLADE

15125 Washington Street
Suite 316
Haymarket, VA 20169
571.248.0992

TECHNICAL MEMORANDUM

To: Elizabeth Scullin — Prince William Transportation

Cc: Joseph Jacobs — Elm Street Development

From: Kevin Viita
Kevin Sitzman, P.E.

Date: January 4, 2017

Subject: Lomond Drive Development Site – Trip Generation Comparison

This memo compares the trip generation for a proposed residential and a by-right commercial development, to be located in Prince William County, Virginia. The proposed development would require a zoning change and a change to the long range land use plan. This memo is to show that these changes would not have a negative effect on the surrounding roadway network.

The site is approximately 14.28 acres in size, located adjacent to Lomond Drive and east of Sudley Road. The property is identified by GPIN 7696-59-5541. The site is currently zoned for B-1 (general business), and the Long Range Land Use is GC (General Commercial), consistent with the existing zoning. Since the Long Range Land Use and the existing zoning are consistent, these values will be identified as the existing zoning in the remainder of this memo.

B-1 zoning allows a maximum floor to area ratio (FAR) of 0.4, yielding a maximum floor area of approximately 248,815 square feet. Based on the B-1 zoning and the surrounding uses, the site was assumed to be developed as a shopping center under the existing zoning scenario. The Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition was used to calculate the trips generated by the existing and the proposed land uses. The resultant trip generation is shown in Table 1.

Table 1: Trip Generation Table – Existing Zoning & Long Range Land Use

Land Use	ITE Code	Size		Weekday						
				AM Peak Hour			PM Peak Hour			Daily
				In	Out	Total	In	Out	Total	Total
Shopping Center	820	248.8	KSF	169	103	272	530	574	1,104	12,282
Total				**169**	**103**	**272**	**530**	**574**	**1,104**	**12,282**

The proposed site use would consist of attached residences (zoned R-16). The site, at 16 units per acre, would result in 228 residential units. The resultant trip generation for the proposed uses is shown in Table 2.

Table 2: Trip Generation Table –Proposed Use

Land Use	ITE Code	Size		Weekday						
				AM Peak Hour			PM Peak Hour			Daily
				In	Out	Total	In	Out	Total	Total
Residential Condominium / Townhouse	230	228	DU	17	83	100	80	39	119	1,318
Total				**17**	**83**	**100**	**80**	**39**	**119**	**1,318**

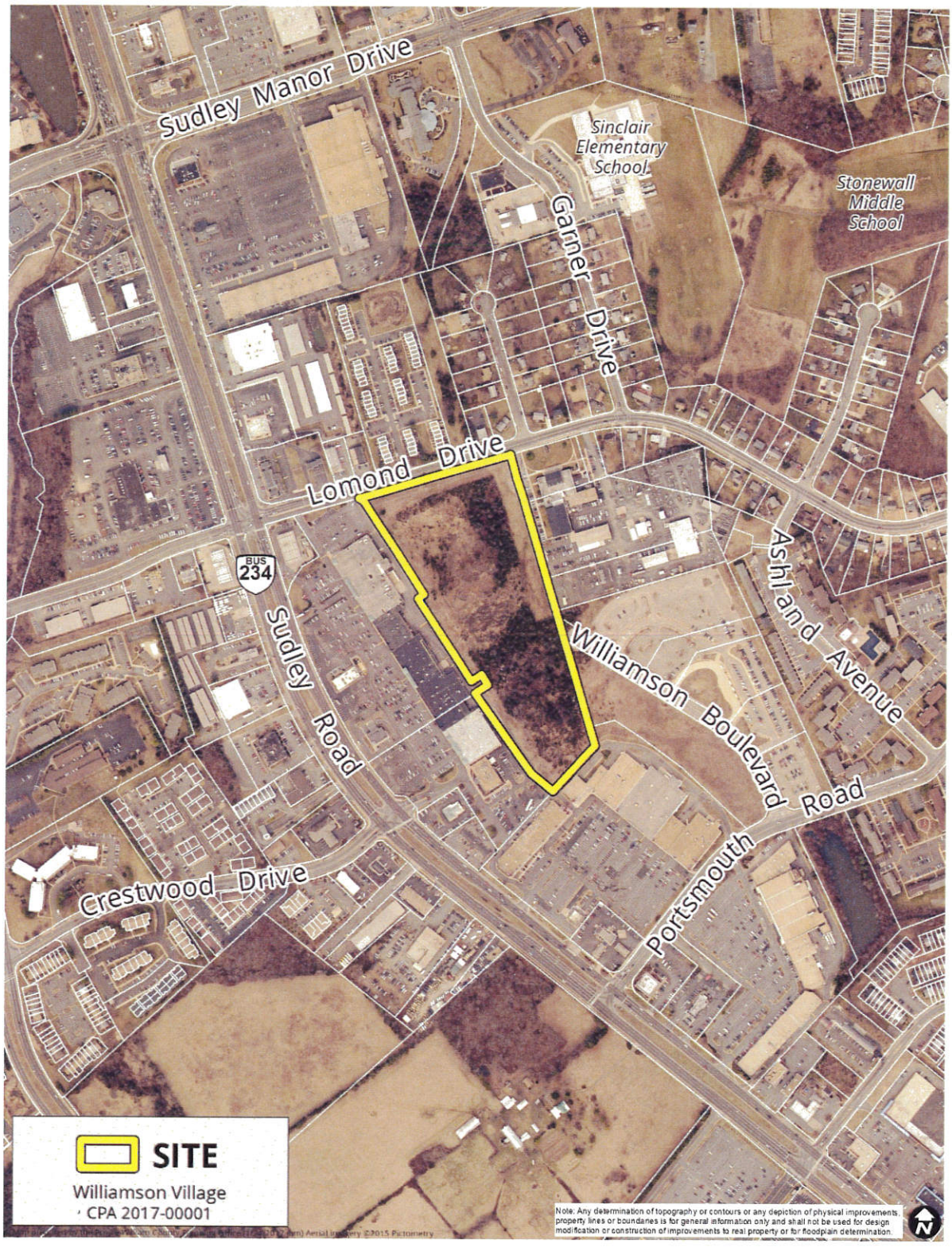
The differences between the proposed land use trip generation and the by-right trip generation are shown in Table 3.

Table 3: Trip Generation Comparison

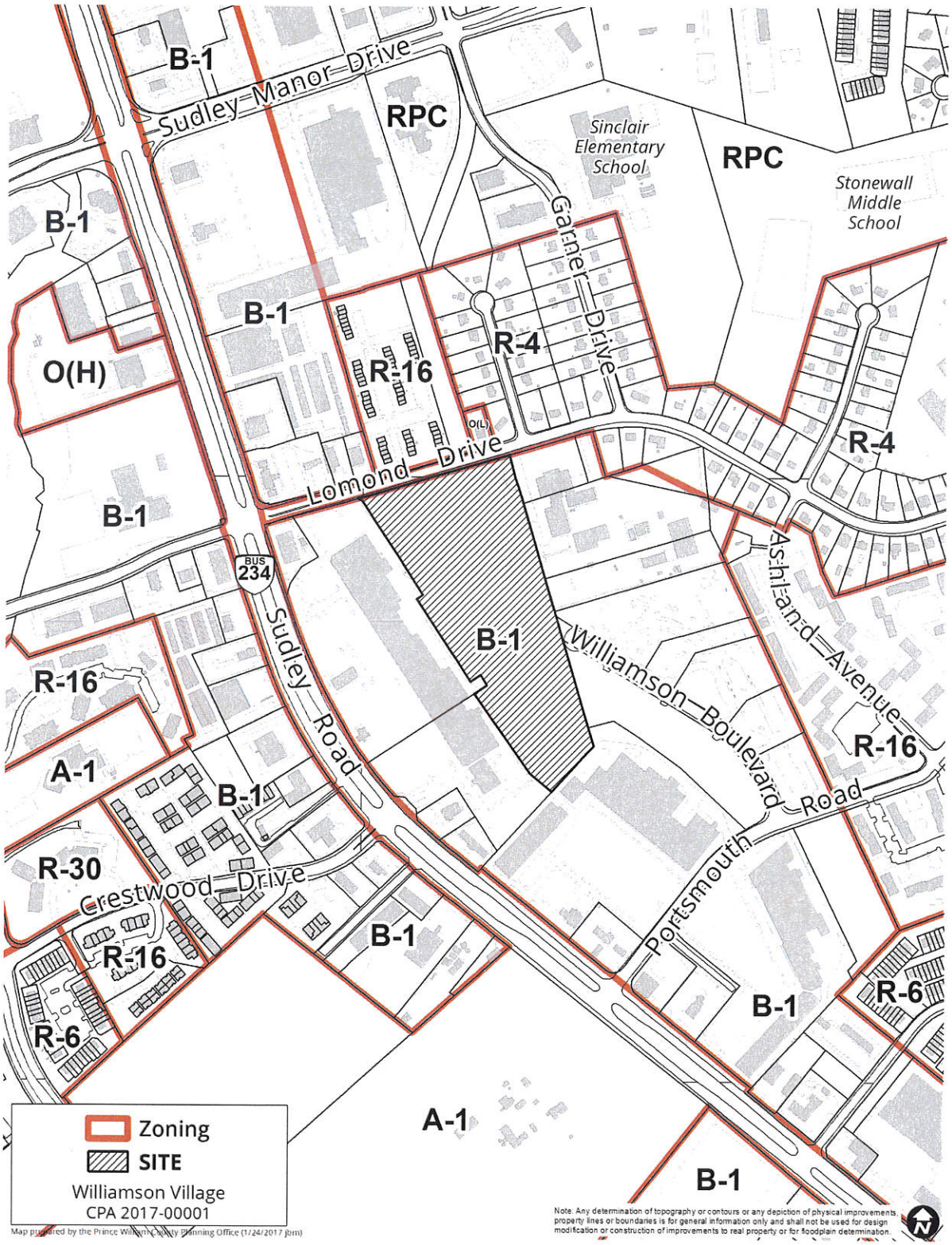
Land Use	Weekday						
	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	Total
Existing Zoning Total	169	103	272	530	574	1,104	12,282
Proposed Zoning	17	83	100	80	39	119	1,318
Difference – Existing Zoning vs. Proposed	-152	-20	-172	-450	-535	-985	-10,964
% Difference – Existing Zoning vs. Proposed	-90%	-19%	-63%	-85%	-93%	-89%	**-89%**

As Table 3 shows, the proposed land use would generally create significantly fewer peak hour and daily trips compared to the existing zoning. The proposed land use would generate at least 19% fewer trips compared to the by-right land use during every directional peak period. The proposed land use would create 89% fewer daily trips than the maximum possible trips from existing zoning. This comparison shows that a change to the zoning and long range land use classification to facilitate the proposed development will not negatively impact the roadway network in the vicinity of the site.

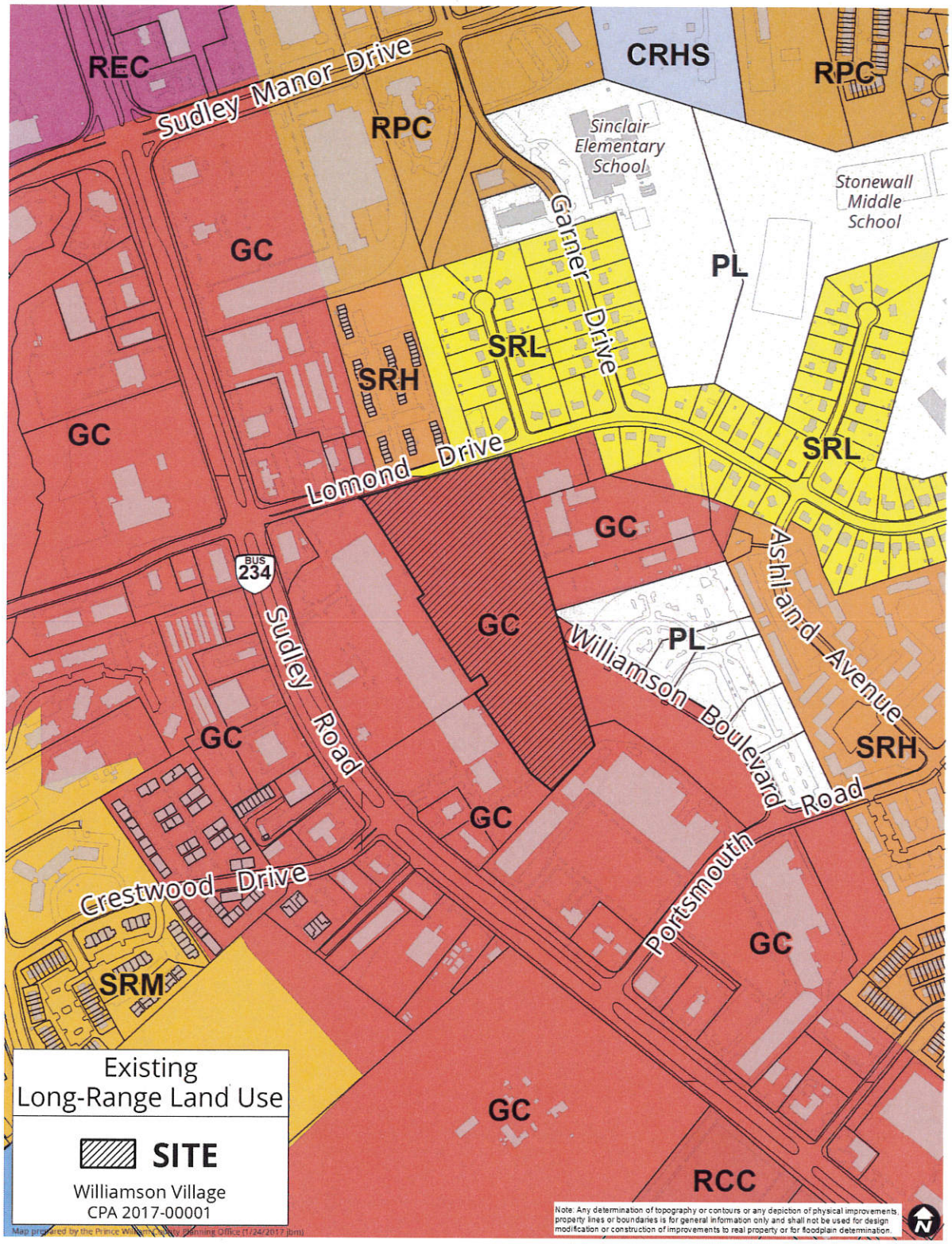
AERIAL MAP


Sudley Manor Drive
Sinclair Elementary School
Stonewall Middle School
Garner Drive
Lomond Drive
BUS 234
Sudley Road
Williamson Boulevard
Ashland Avenue
Road
Portsmouth
Crestwood Drive
SITE
Williamson Village
CPA 2017-00001
Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design, modification or construction of improvements to real property or for floodplain determination.
N

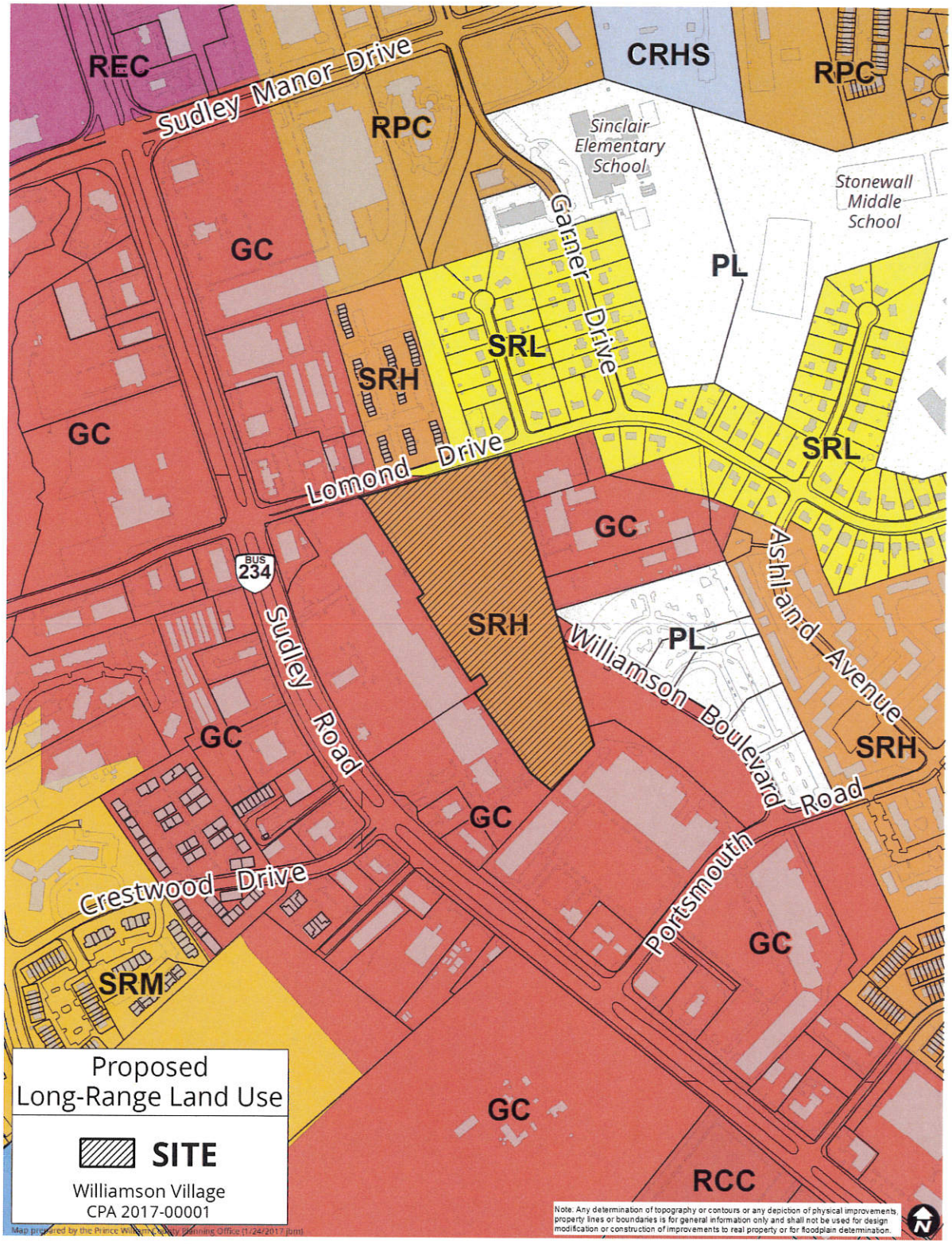
ZONING MAP


B-1
Sudley Manor Drive
RPC
Sinclair Elementary School
RPC
Stonewall Middle School
B-1
Garner Drive
B-1
R-16
R-4
O(H)
O(L)
Lomond Drive
R-4
B-1
BUS 234
Sudley Road
B-1
Ashland Avenue
Williamson Boulevard
R-16
R-16
A-1
B-1
Road
R-30
Crestwood Drive
Portsmouth
B-1
R-16
R-6
B-1
R-6
A-1
B-1
Zoning
SITE
Williamson Village
CPA 2017-00001
Map prepared by the Prince William County Planning Office (1/24/2017 jbm)
Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design, modification or construction of improvements to real property or for floodplain determination.

EXISTING LONG RANGE LAND USE MAP



PROPOSED LONG RANGE LAND USE MAP



Zetlin Property

Request: ±17.12 acres from Suburban Residential Low (SRL) to Commercial Employment Center (CEC).

Long-Range Land Use Summary

Location: The site is located immediately northeast of the intersection of Route 29 and Old Carolina Road, GPIN: 7297-51-5436. The following table summarizes the request:

LRLU Classification	Existing Acreage (+/-)	Proposed Acreage (+/-)
Suburban Residential Low (SRL)	±9.75	±2.44
Commercial Employment Center (CEC)	0	±7.31
Environmental Resource (ER)	±7.37	±7.37
Total	**±17.12**	**±17.12**

The following table summarizes the uses and densities intended within the Suburban Residential Low (SRL) and the Commercial Employment Center (CEC) designations:

Suburban Residential Low (SRL) ***Existing***	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.
Commercial Employment Center (CEC) ***Requested***	The purpose of the Community Employment Center classification is to provide for areas of low- to mid-rise offices (including government offices, particularly those for Prince William County agencies), research and development, lodging, and mixed-use projects planned and developed in a comprehensive, coordinated manner. CEC projects shall be located at or near the intersection of principal arterials and major collector roads, or at commuter rail stations. Residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total CEC gross floor area of the project. Drive-in/drive-through uses are discouraged. Single-family attached or multifamily housing including elderly housing is permitted, at a density of 6-12 units per

	gross acre, less the ER designated portion of a property. Development in CEC projects shall occur according to an infrastructure implementation plan submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment, and lodging uses is developed adequately for each phase of the project. Development shall also occur according to a phasing plan that must ensure that office, employment, and lodging uses are always the primary uses within the area rezoned. Office development in CEC areas is encouraged to be in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 3-5 stories is preferred.

Demographics:

The following chart summarizes the demographic impacts of the application based on land use designation proposed using methodology consistent with the Build-out Analysis:

Zetlin Property CPA				
	Existing		Proposed	
Total Acres	17.12		17.12	
Residential Acres	9.75		2.44	
Employment Acres	0.00		7.31	
ER Acres	7.37		7.37	
	Low	High	Low	High
Total Employees	0	0	216	542
Total Dwellings	9	39	14	29
Total GFA	0	0	63,707	159,266
Residents	29	129	36	73
Office Employees	0	0	170	426
Retail Employees	0	0	46	116
Industrial Employees	0	0	0	0
Other Employees	0	0	0	0
Retail GFA	0	0	21,023	52,558
Office GFA	0	0	42,683	106,708
Industrial GFA	0	0	0	0
Other GFA	0	0	0	0

SFD Units	9	39	0	0
SFA Units	0	0	7	14
MFA Units	0	0	7	14

Concurrent Rezoning

If the CPA is initiated, a concurrent rezoning is proposed with this application from A-1, Agricultural to a mixed-use or commercial district, potentially for a mix of assisted living and age-restricted multi-family units.

Once this CPA is initiated, the Applicant will file a rezoning application to be processed concurrently with this CPA. The rezoning will provide specific details with reference to the site layout, density, transition to the existing residential development, landscaping, buffers, exterior architectural design and aesthetics, landscaping and open space, and mitigation of impacts resulting from the development. Also, after initiation, staff will notify property owners in the expanded study area of the small area planning effort. The Applicant rezoning application will be an input into this process.

Comprehensive Plan Analysis

The long-range land use plan identifies the parcel as Suburban Residential Low (SRL) which is part of a larger SRL area east of Old Carolina Road and north of Lee Highway. Replacing this designation with a Community Employment Center (CEC) long-range land use designation would provide additional employment opportunity in the area, but the Rt. 29, Lee Highway corridor between The Shops at Stonewall and Virginia Oaks has a substantial amount of land planned CEC. This included the Gainesville Green CPA that proposed CEC for this corner going all the way to Thoroughfare Road. However, the large amount of vacant CEC land along this corridor suggests that a broader look is necessary. Therefore, staff recommends and expanded study area to develop a small area plan for this corridor, which may or may not ultimately lead to a recommendation of CEC proposed by the Applicant.

The following policy issues are relevant to this application:

Economic Development

The proposed amendment will result in an increase of planned employment capacity. Under the current Comprehensive Plan Amendment, the Applicant is requesting a change approximately +/-17 acres of land designated SRL to CEC, which increases the planned employment capacity from 0 to 216-542 jobs. The increase in planned employment capacity could support the newly adopted Strategic Plan goal to increase the County's commercial tax base.

Surrounding Land Uses

Land to the west across Old Carolina Road is planned CEC. Suburban Residential Low (SRL) is planned to the north and east. Across Lee Highway to the south are commercial components of the Lake Manassas Residential Planned Community.

Schools

Some schools serving this site are over capacity – Buckland Mills ES, 71%, Reagan MS 101.9%, and Battlefield HS, 141.2%. However, the proposed uses would not generate additional students.

Transportation Analysis

Converting the long-range land use of this site from Suburban Residential Low (SRL), to Commercial Employment Center (CEC), will result in a 25% (+13) increase in AM peak hour trips, a 3% (-2) reduction in PM peak hour trips and an 8% (+52) increase in daily trips. It would be detrimental during the AM peak hour and beneficial during the PM peak hour from a site specific trip generation standpoint. Also, replacing single family residential development with nursing home/assisted living facilities has the potential to reduce overall vehicle miles traveled.

The Thoroughfare Plan shows widening of Lee Highway and Old Carolina Road. Lee Highway is designated as a principal arterial and is proposed to be a 6-lane divided facility with a 156; right-of-way. Old Carolina is proposed to be a 4-lane divided major collector road. This road provides access into the Town of Haymarket as well as improved access and mobility to residential areas planned in this corridor. The recommended 104' right-of-way corresponds with the MC-1 standard typical section provided within the County's DCSM.

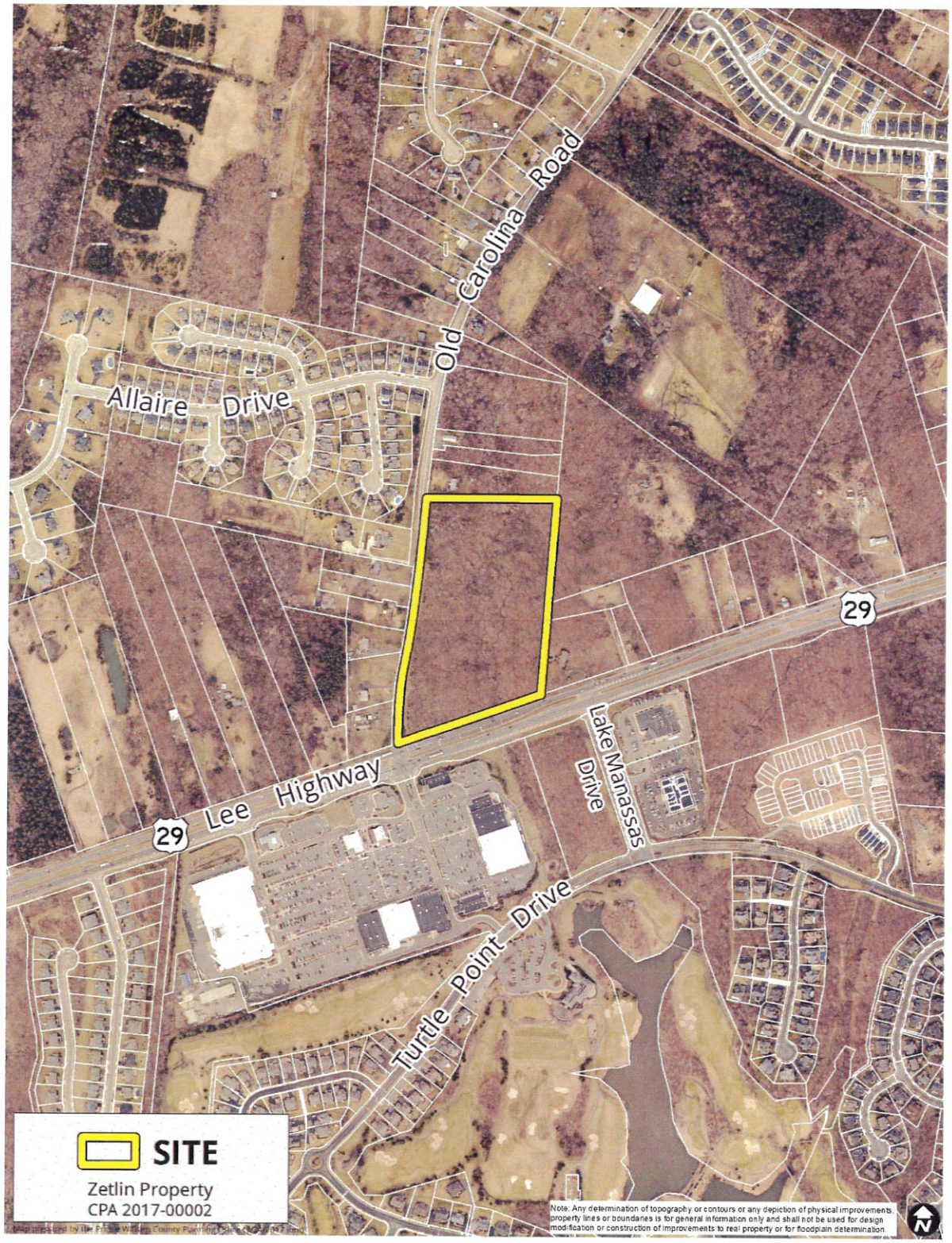
Zetlin Property
Comprehensive Plan Amendment
January 6, 2017
Gorove Slade Associates Inc

Trip Generation Comparison - 17.2211 Acres

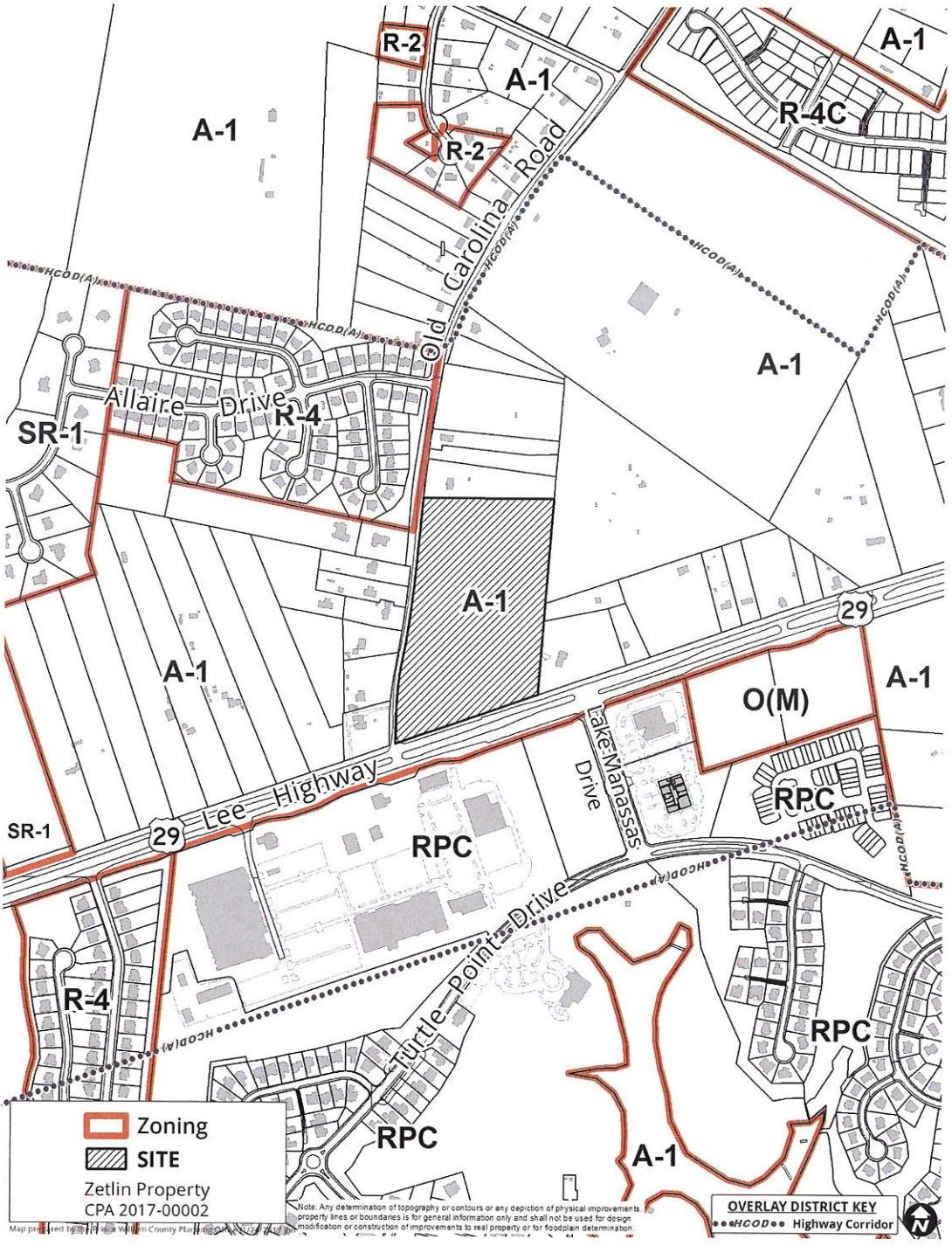
Land Use	ITE Code	Size	Weekday AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	Weekday PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily Total
Long Range Land Use Plan (SRL)									
Signal Family Detached	210	68 DU	14	39	53	50	27	77	687
Proposed Land Use									
Nursing Home/Assisted Living	620	60 Beds	2	0	2	5	7	12	121
Senior Adult Housing - Attached	252	200 DU	30	34	64	35	28	63	618
			32	34	66	40	35	75	739
Comparison									
Difference (Proposed - Long Range Land Use)			18	-5	13	-10	8	-2	52
% Difference [(Proposed - LRLU) / LRLU]			129%	-13%	25%	-20%	30%	-3%	8%

Long Range Plan - SRL, 1-4 Dwelling Units Per Acre

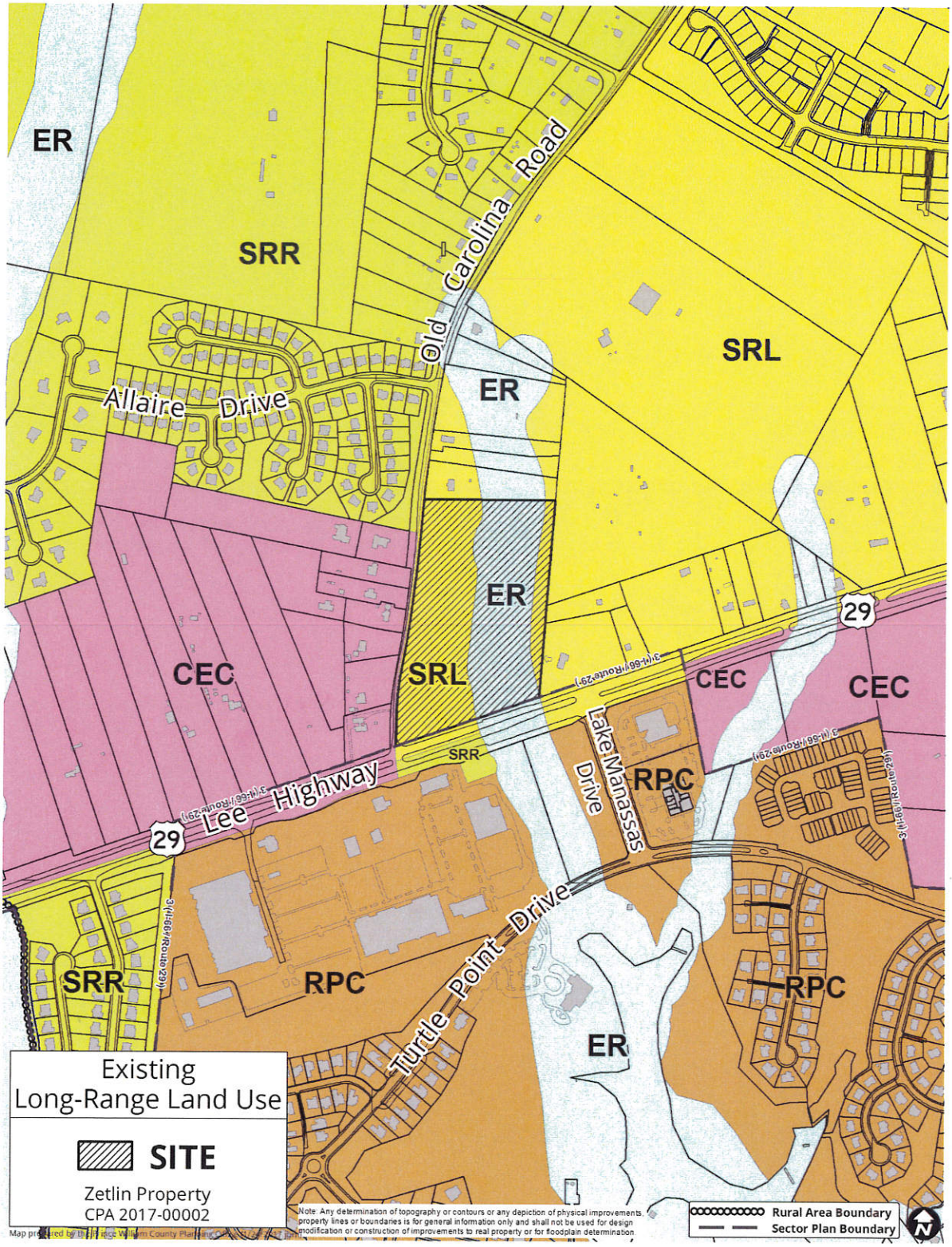
AERIAL MAP


Old Carolina Road
Allaire Drive
29
Lee Highway
29
Lake Manassas Drive
Turtle Point Drive
SITE
Zetlin Property
CPA 2017-00002
Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design, modification or construction of improvements to real property or for floodplain determination.

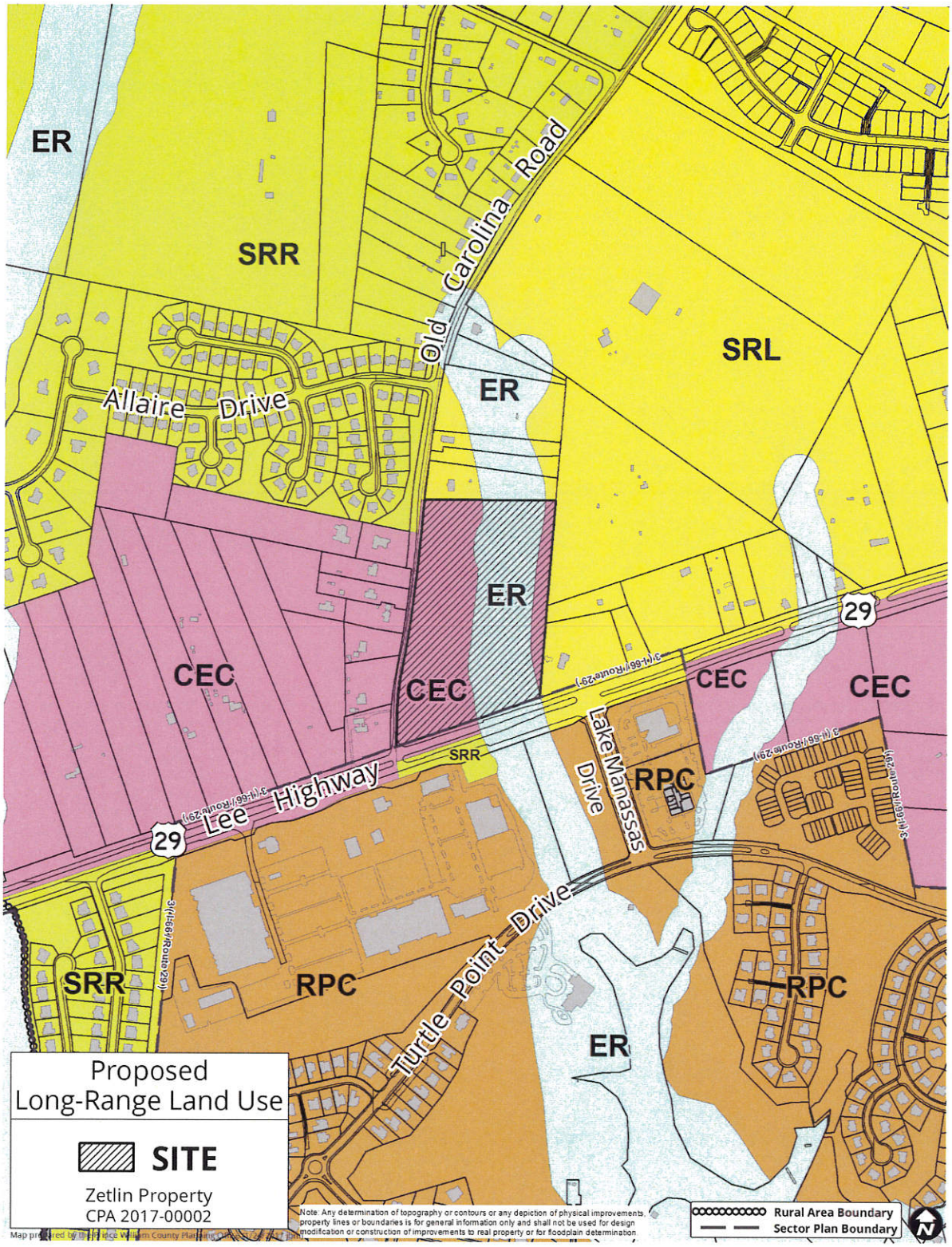
ZONING MAP


R-2
A-1
R-4C
R-2
Old Carolina Road
HCOD(A)
A-1
Allaire Drive
R-4
SR-1
A-1
29
A-1
A-1
O(M)
Lake Manassas Drive
Lee Highway
RPC
SR-1
29
RPC
HCOD(A)
R-4
Turtle Point Drive
RPC
RPC
A-1
Zoning
SITE
Zetlin Property
CPA 2017-00002
Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.
OVERLAY DISTRICT KEY
HCOD Highway Corridor

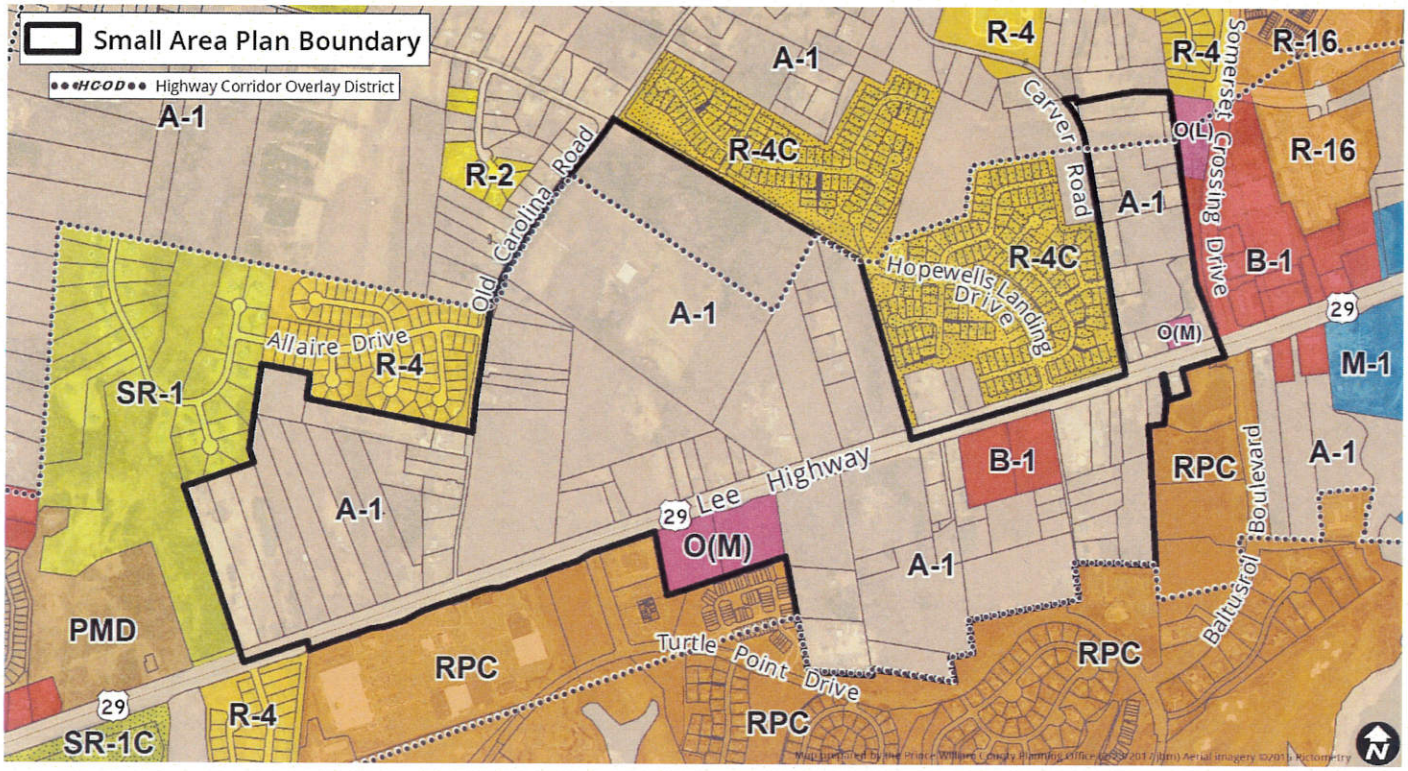
EXISTING LONG RANGE LAND USE MAP

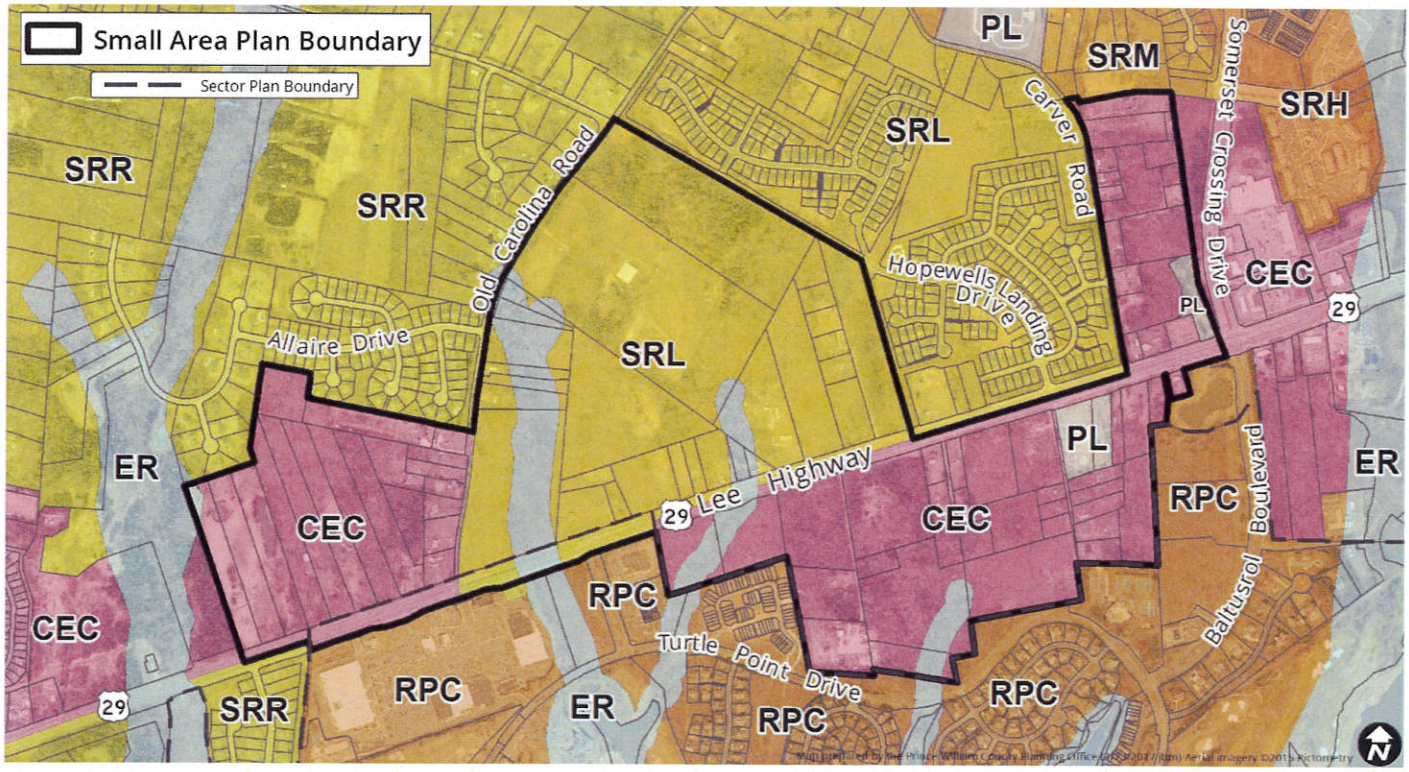


PROPOSED LONG RANGE LAND USE MAP



PROPOSED EXPANDED STUDY AREA/SMALL AREA PLAN BOUNDARY





Attachment C – Pending Comprehensive Plan Amendments

Pending CPA Cases			
Case Name	**Status**	**Location + District**	**Proposal**
John Marshall Commons *CPA2016-00002*	Pending Concurrent Rezoning *#PLN2013-00115; John Marshall Commons*	West side of the intersection of Prince William Parkway (Route 294) and Liberia Avenue. *Gainesville District*	Change the Long-Range Land Use designation of ±27.7 acres from Community Employment Center (CEC) to Village Mixed Use (VMU).
Lake Manassas Overlook – Sam Jones Property *PLN2006-00485*	Pending – awaiting resubmission of REZ Concurrent Rezoning *#PLN2006-00956; Vistas At Lake Manassas*	South side of Route 29, approximately 1.5 miles south of the intersection of I-66 and Route 29. *Brentsville District*	Text and Map amendment to change ±65 acres from CEC and ER to CEC, ER, and SRL to allow for the construction of 195 residential units, offices, and a hotel.
Manuel-Mathis Property *PLN2010-00404*	Suspended (On Hold) – awaiting resubmission of REZ Concurrent Rezoning *#PLN2013-00384; Pioneer Assemblage*	North side of Vint Hill Road, approximately .5 miles west of the intersection of Sudley Manor Road. *Brentsville District*	Change the Long-Range Land Use designation of ±112 acres from SRR to SRL.
Midwood Center Property *PLN2013-00182*	Under Review Concurrent Rezoning *#PLN2014-00190; Carter's Mill*	South side of John Marshall Hwy approximately 2,500 feet west of its intersection with James Madison Hwy. *Gainesville District*	Change the Long-Range Land Use designation of ±118.5 acres from CEC and ER to SRM and ER.
Virginia Gateway Addition West *CPA2015-20000*	Suspended (On Hold) Awaiting filing of concurrent rezoning	14240 Charis Avenue, 7500 & 7504 Alexander Sophia Court and 14301 Lee Highway *Brentsville District*	Change the Long-Range Land Use designation of ±10 acres from CEC and SRL to RCC.

Attachment C – Pending Comprehensive Plan Amendments

Pending CPA Cases			
Case Name	**Status**	**Location + District**	**Proposal**
Kline Property *CPA2016-00007*	Under Review Concurrent Rezoning *#REZ2016-00021; Kline Property*	South and southeast of the intersection of Prince William Parkway and Liberia Avenue and north of Buckhall Road *Coles District*	To amend the Comprehensive Plan land use designation for ±100.45 acres from CEC, Community Employment Center, and SRR, Semi-Rural Residential, to CEC, Community Employment Center, with a Center of Community Overlay and with an expanded study area.
Innovation EM District *CPA2016-00009*	Pending	Northeast intersection of Prince William County Parkway and Nokesville Road *Brentsville District*	To amendment to redefine ±151.5 acres of the Employment Center R&D/Manufacturing (EM) subdistrict to allow a mix of uses consistent with the goals of the Innovation Sector Plan.
Innovation Town Center *CPA2016-00005*	Pending Concurrent Rezoning *#REZ2016-00030; Innovation Town Center*	East side of the Prince William Parkway (ROUTE 234) approximately 1,100 feet North of its intersection with UNIVERSITY BOULEVARD and extending North to Wellington Road *Brentsville District*	To amend ±78.65 acres from Commerce Office/R&D High Profile (CH) and Commerce Office/R&D (CO) to Town Center Mixed Use (TM).

Attachment C – Pending Comprehensive Plan Amendments

Pending CPA Cases			
Case Name	**Status**	**Location + District**	**Proposal**
Prince William Station (Brentswood) *PLN2005-00215*	Suspended (On Hold) – awaiting resubmission of REZ Concurrent Rezoning *#PLN2008-00608; Prince William Station*	Approx. 1500 Ft Sw Of Intersection Of Balls Ford Rd & Rte 234 Bypass *Brentsville District*	Change Long-Range Land Use for approx. 415 acres from ER, EI, to ER, REC & SRH to allow for max 2,000 residential units (mix of TH & MFD) plus max approx 4.75 MIL. SF of nonresidential uses

2017 Initiation of Comprehensive Plan Amendments

Brentsville Magisterial District

Rebecca Horner, Director of Planning
Planning Office

Background

- Comprehensive Plan Amendments (CPAs) are accepted annually
- BOCS has discretion whether to:
  - Initiate
  - Initiate with a different study area and/or different land use designation
  - Do not initiate/No action

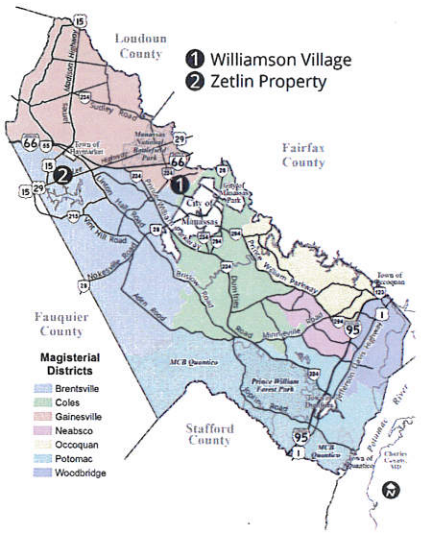
Board Policy Considerations

- In response to the new proffer legislation, the Board directed staff to close out all initiated residential CPA's for which no concurrent rezoning had been filed prior to July 1, 2016
- The Board's newly adopted Strategic Plan seeks to significantly expand the County's commercial tax base

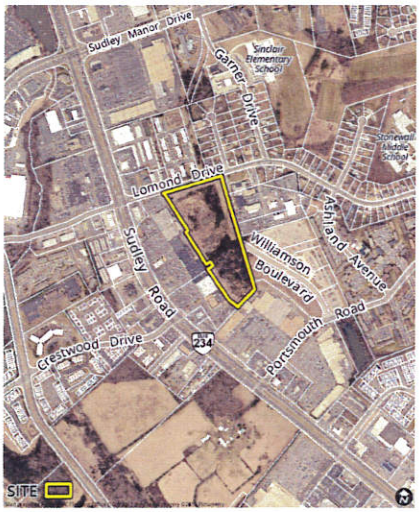
CPA Initiation Requests

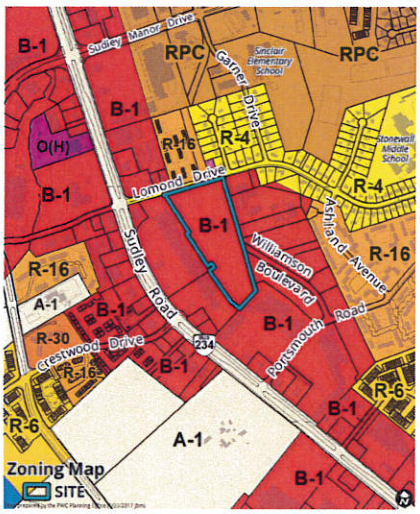
- Williamson Village – Brentsville Magisterial District
- Zetlin Property – Brentsville Magisterial District

Location Map

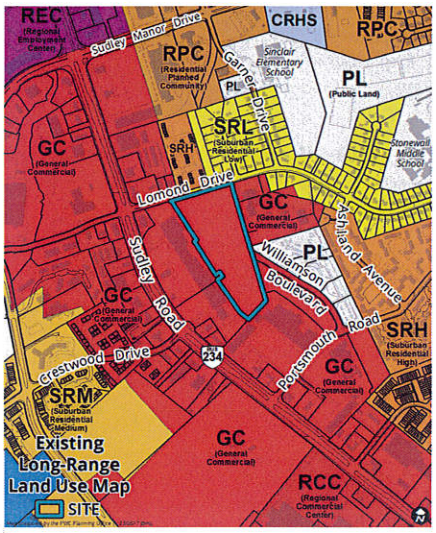


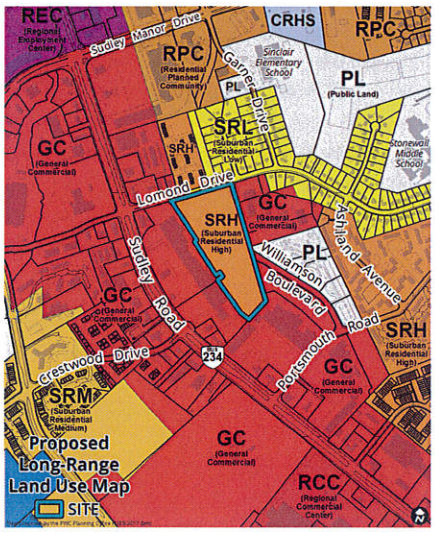
Williamson Village



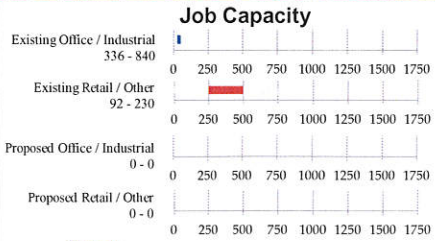


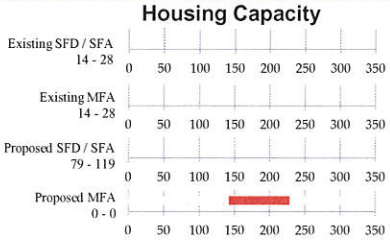
Williamson Village





Williamson Village





Pros:

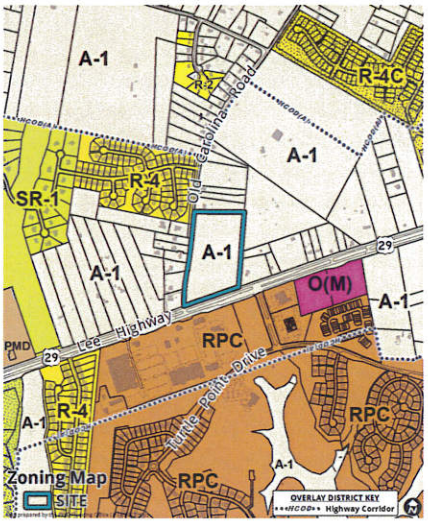
- Reduces vehicle trips

Cons:

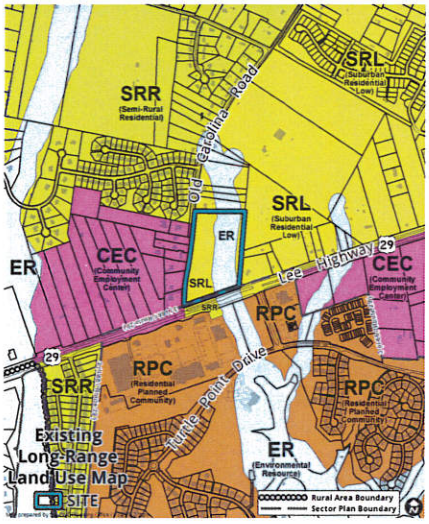
- Reduction in planned employment capacity and commercial tax base
- Increased impacts to Schools
- Mitigation of impacts limited by new proffer legislation

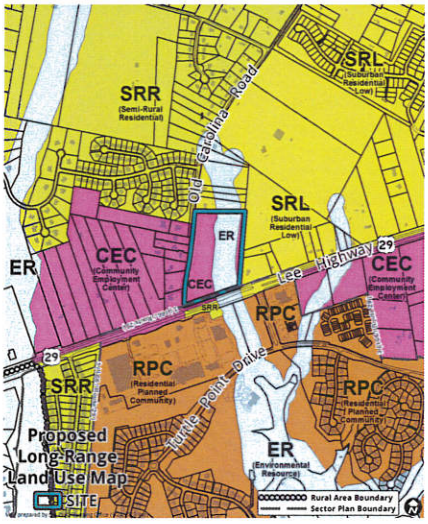
Recommendation: Do Not Initiate

Zetlin Property

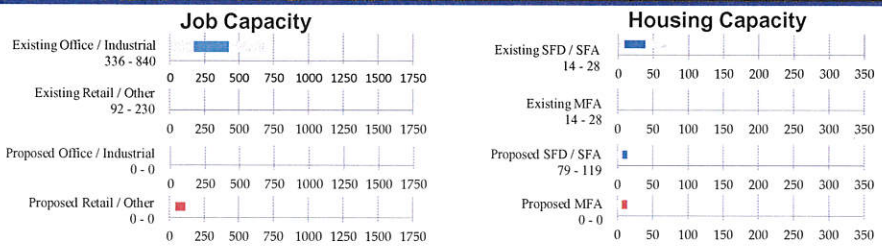


Zetlin Property





Zetlin Property



Pros:

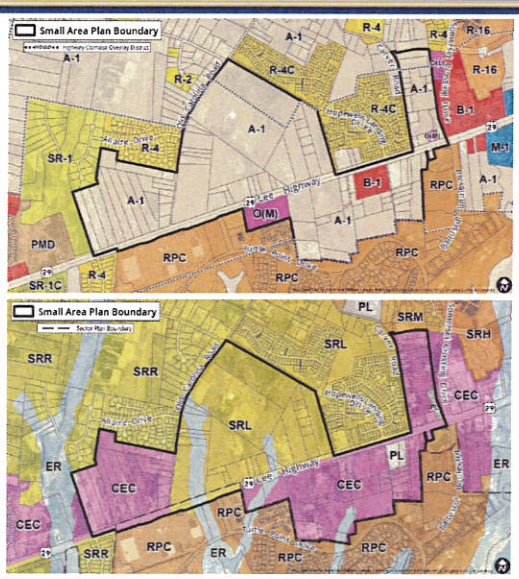
- Increases planned employment capacity and commercial tax base
- Decreases impacts to Schools

Cons:

- Increased trip generation

Recommendation: Initiate with an expanded study area

Expanded Study Area



Recommendation

- **Williamson Village** – Do Not Initiate
- **Zetlin Property** – Initiate with an Expanded Study Area