




COUNTY OF PRINCE WILLIAM
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January 18, 2019

TO: Board of County Supervisors

FROM: Rebecca Horner, AICP, CZA 
Planning Director

THRU: Christopher E. Martino 
County Executive

RE: Comprehensive Plan Amendment (CPA) Applications Received for
Consideration in 2019

Attached please find a summary list of the Comprehensive Plan Amendments that were received for annual review consideration.

We anticipate scheduling the Annual Comprehensive Plan Amendment Review for the Board's afternoon meeting on March 12, 2019. Staff is currently processing these applications and more detailed information and analysis, including a staff recommendation, will be provided when the cases are scheduled for review.

Please feel free to contact Connie Dalton at 703-792-6934 if you have any questions concerning these proposed Comprehensive Plan Amendments.

Attachments

- A. 2019 CPA Summary Chart with Definitions
- B. Vicinity Map & CPA Maps

cc: Planning Commission

Attachment A – 2019 CPA Summary Chart with Definitions

<i>CPA</i>	<i>Magisterial District</i>	<i>Applicant / Agent</i>	<i>Proposal (Land use category definitions attached following this table)</i>
<p>1. Neabsco Commons</p> <p>Maps pages B-2 to B-5</p> <p>GPIN: 8291-82-1098.00</p>	Neabsco	<p>I 95 Dale LLC</p> <p>Sherman Patrick, Jr (Authorized Agent)</p>	<p>To change the land use designation for ±3.6 acres within the Potomac Center, Center of Commerce from Office (O) to Urban Residential Medium (URM).</p> <p>Location: Apprx. 700 feet west of the intersection of Dale Boulevard and Potomac Center Boulevard.</p>
<p>2. Lake Ridge Nursery</p> <p>Maps pages B-6 to B-9</p> <p>GPINs 8193-92-0448</p>	Occoquan	<p>JVG LLC</p> <p>Sherman Patrick, Jr (Authorized Agent)</p>	<p>To change ±3.4 acres from Suburban Residential Low (SRL) to Neighborhood Commercial (NC).</p> <p>Location: The intersection of Old Bridge Road and Springwoods Drive.</p>

Attachment A – 2019 CPA Summary Chart with Definitions

Land Use Designations – Definitions

Centers of Commerce Overlay: Centers of commerce should be planned urban centers where a variety of activities with a regional draw allows people to work, shop, dine, live, and enjoy entertainment. Characteristics should include traffic and pedestrian circulation and accessibility, connection between street activities and building use, and cohesiveness of commercial activity and scale. Centers of commerce should serve as focal points throughout the County, and should be planned and developed in a comprehensive, coordinated manner. The Centers of Commerce Overlays will not overlay the Rural Area.

- Centers of commerce, as shown on the Long Range Land Use map, should be located within easy access to major transportation hubs such as interstate highway interchanges, commuter rail stations, express bus stops, and commuter parking lots, or some combination thereof.
- Centers of commerce shall include major transit facilities such as commuter rail stations, Omni-Ride Metro Direct (Express Bus Service), and be in a transit corridor as defined in the Transit Plan.
- Centers of commerce should have a variety of transportation modes integrated into the Center design, and have an emphasis on internal pedestrian walkability and a pedestrian-oriented streetscape.
- Shared/structured parking is encouraged. Surface parking, when proposed, is encouraged to be designed for future redevelopment.
- Centers of commerce should display integrated structures that demonstrate a common theme in terms of architecture and design.
- Environmental and cultural resources within centers of commerce must be protected in accordance with County policies, but emphasis is to be placed on urban form.
- Centers of commerce should contain mixed-use projects that primarily provide some combination of mid-rise and high-rise office, multifamily residential buildings, single family attached residences, regionally oriented retail (including malls), regional attractions, and lodging.
- Supplemental local-serving retail and retail service uses should be integrated to complement other regional office, residential, and institutional uses.
- Office uses within centers of commerce should be intensive regional employment such as, but not limited to, corporate offices, federal government offices, and high-tech industries.
- Proposed projects should be evaluated based on their integration with transit, density of development, and whether the design and mix of uses can support the regional activities within the center.

NC, Neighborhood Commercial: The purpose of the Neighborhood Commercial classification is to provide commercial areas to serve surrounding residential neighborhoods. NC designated areas shall be planned and developed in a comprehensive, coordinated manner. NC projects shall not be nearer than one mile from any other NC area or project, or any GC or Convenience Retail

Attachment A – 2019 CPA Summary Chart with Definitions

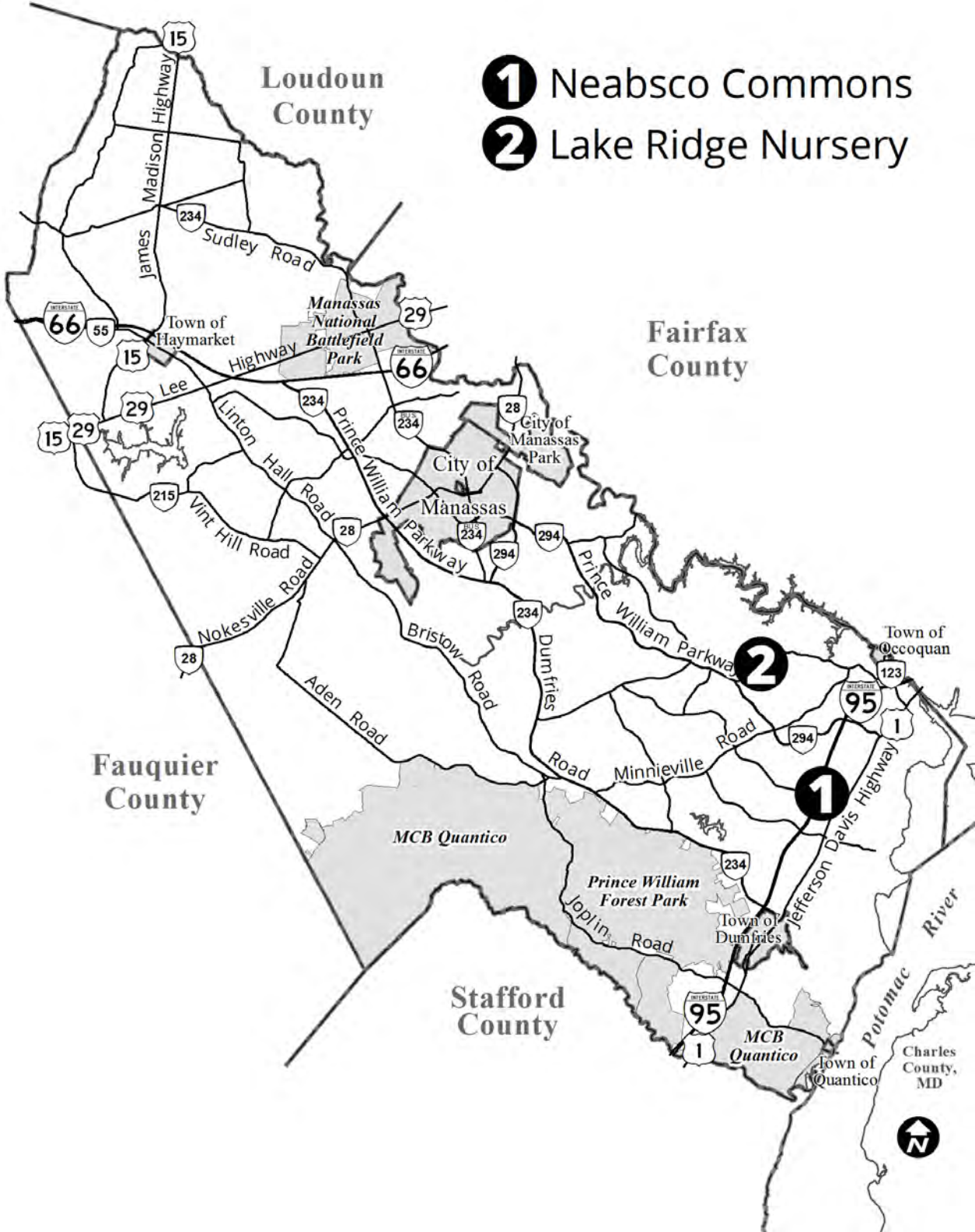
(CR) area or project. The site orientation of an NC project shall be toward surrounding neighborhoods, with project access from primary neighborhood-serving roadways, rather than from roadways serving pass-through/pass-by traffic. Pedestrian access to and from the surrounding neighborhood, where appropriate, shall be encouraged. Primary uses in the NC classification are the retail and retail service uses permitted in the B-2, Neighborhood Business zoning district, and/or mixed-use buildings that combine retail/retail service uses on the first floor only and residential uses on no more than two additional floors, with a special use permit. In order that the neighborhood-serving function of NC uses can be maintained, maximum NC project size shall be 15 acres and the maximum size of non-residential uses shall be 120,000 gross square feet, with no single use (other than a grocery store, general store, or drug store) to be larger than 12,000 gross square feet.

O, Office: The purpose of this classification is to provide for areas of low-to high-rise, offices or research and development activities. Projects developed in this classification shall be for office use, with retail and retail service uses discouraged. Any retail and/or retail service uses shall be contained within the office or research and development building whose tenants and employees those retail/retail service uses would serve. A minimum office building height of 3-5 stories is preferred.

SRL, Suburban Residential Low: 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.

URM, Urban Residential Medium: This Long-Range Land Use classification provides for attached residential development at a density of eight to 20 units per acre, and attendant community facilities such as schools, churches, and public safety stations. This density is an effort to provide economically viable alternatives to strip retail development. This designation is intended to be planned for Potomac Communities, and may be planned within centers of commerce and centers of community given the designation contributes to the overall vision of the Center Overlay as defined in this chapter.

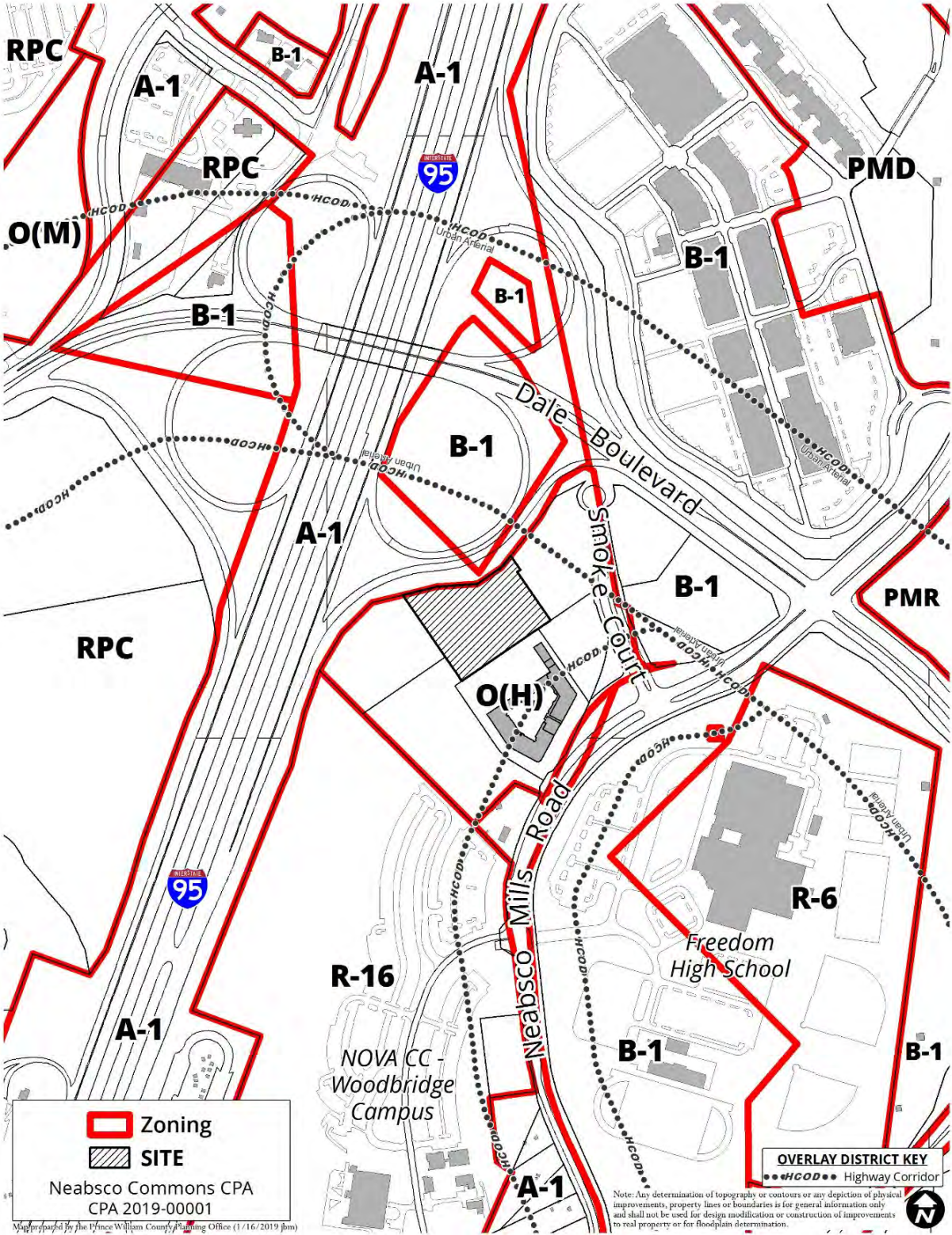
Attachment A – 2019 CPA Summary Chart with Definitions



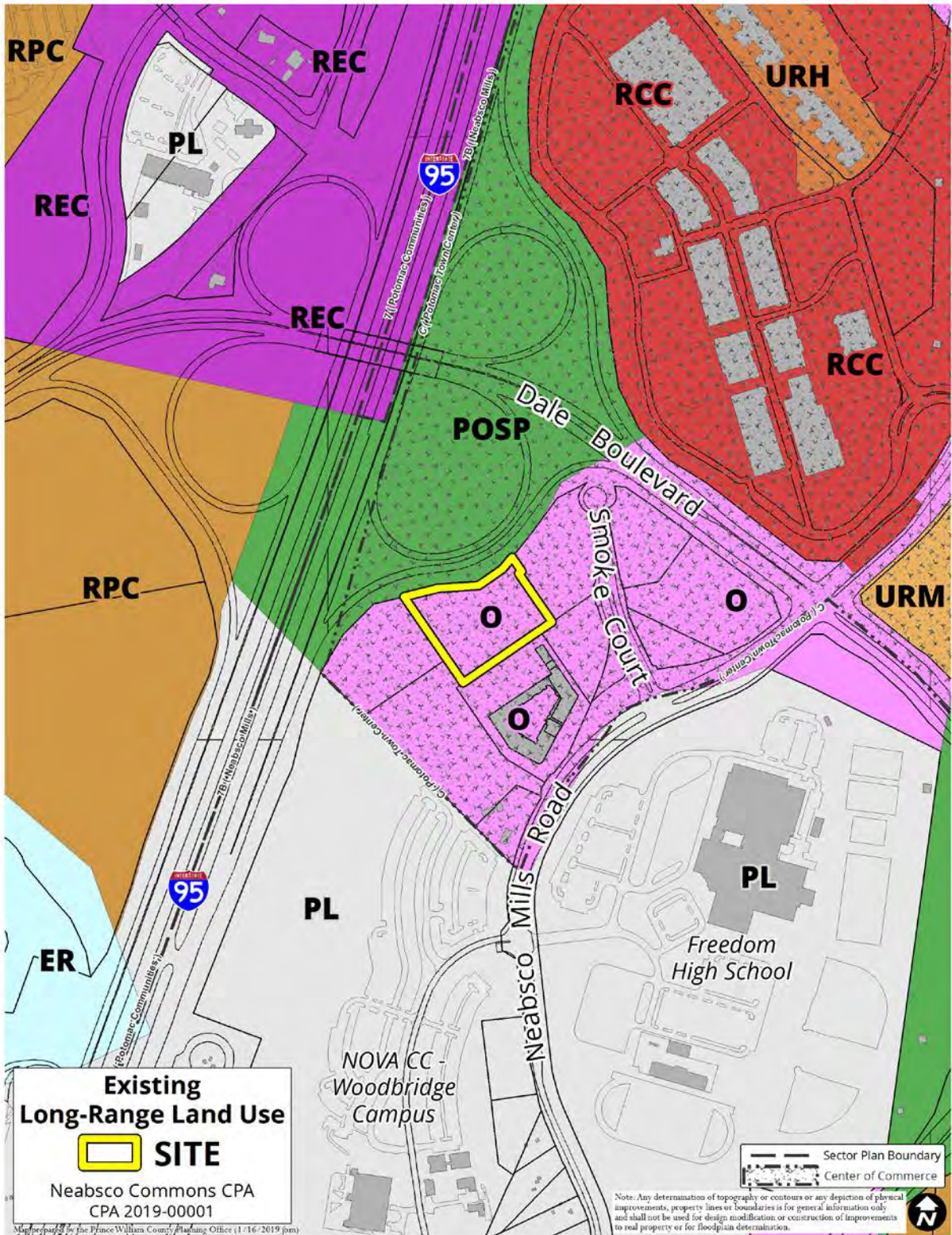
Attachment B – Neabsco Common
AERIAL MAP



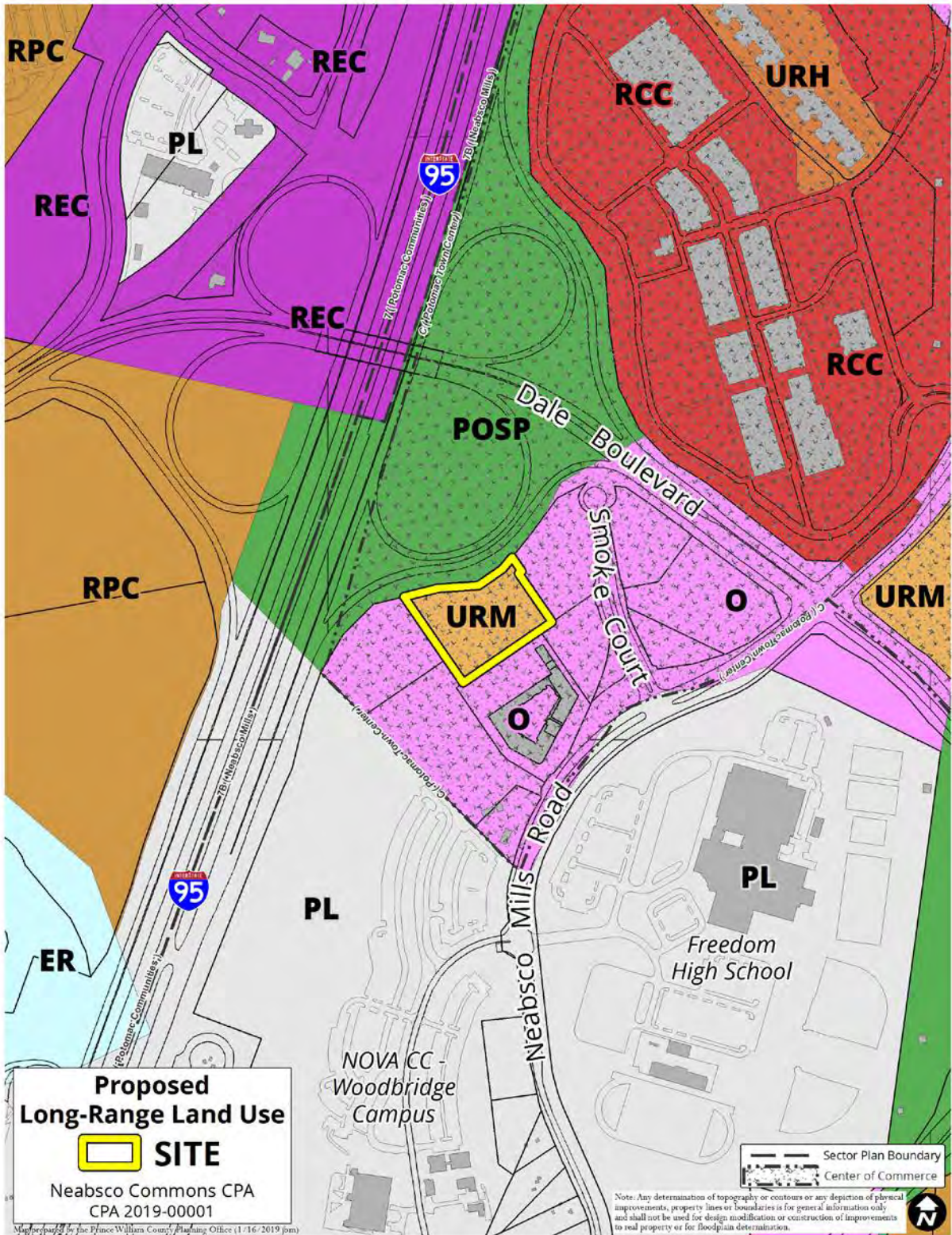
Attachment B – Neabsco Common ZONING MAP



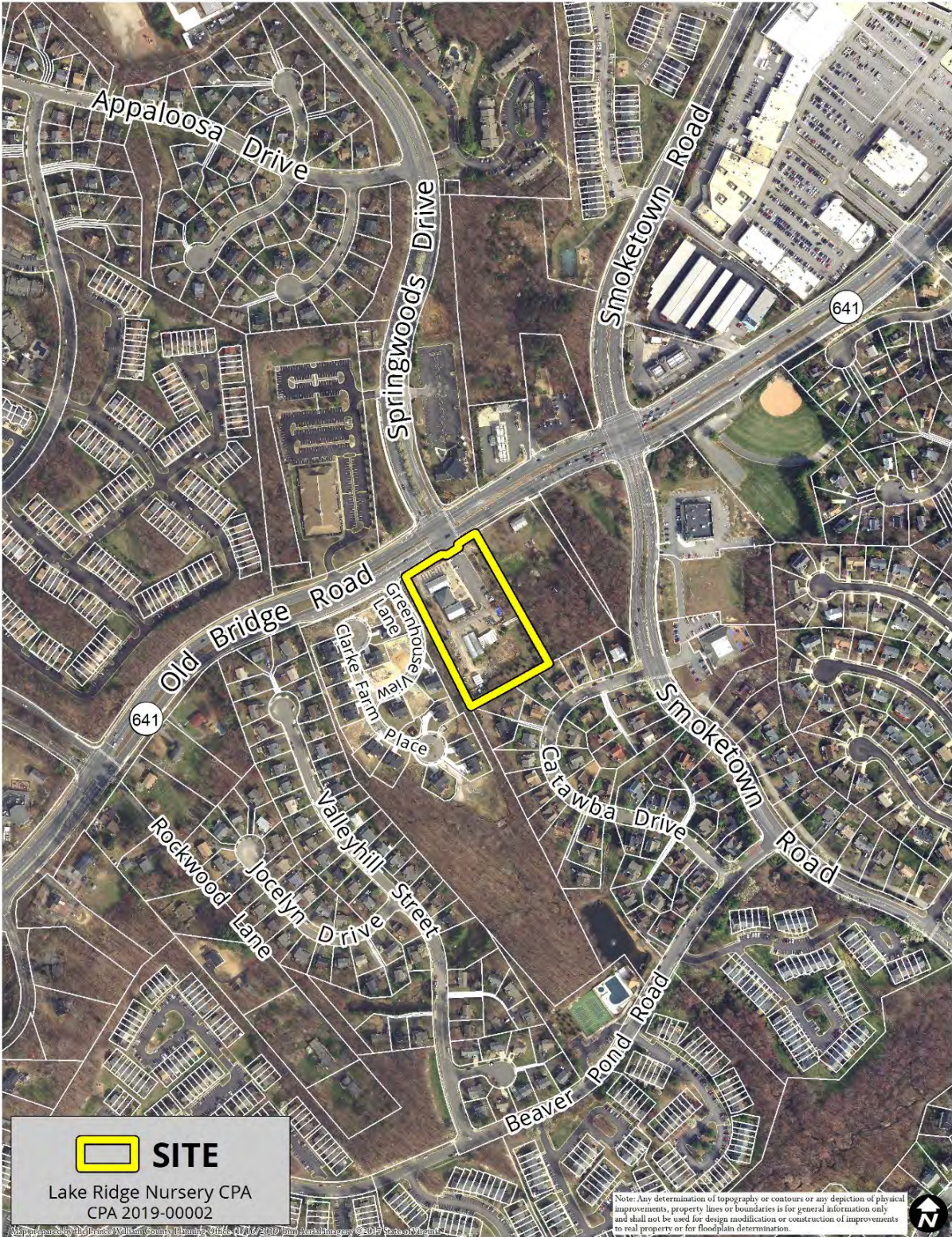
Attachment B – Neabsco Common EXISTING LONG RANGE LAND USE MAP



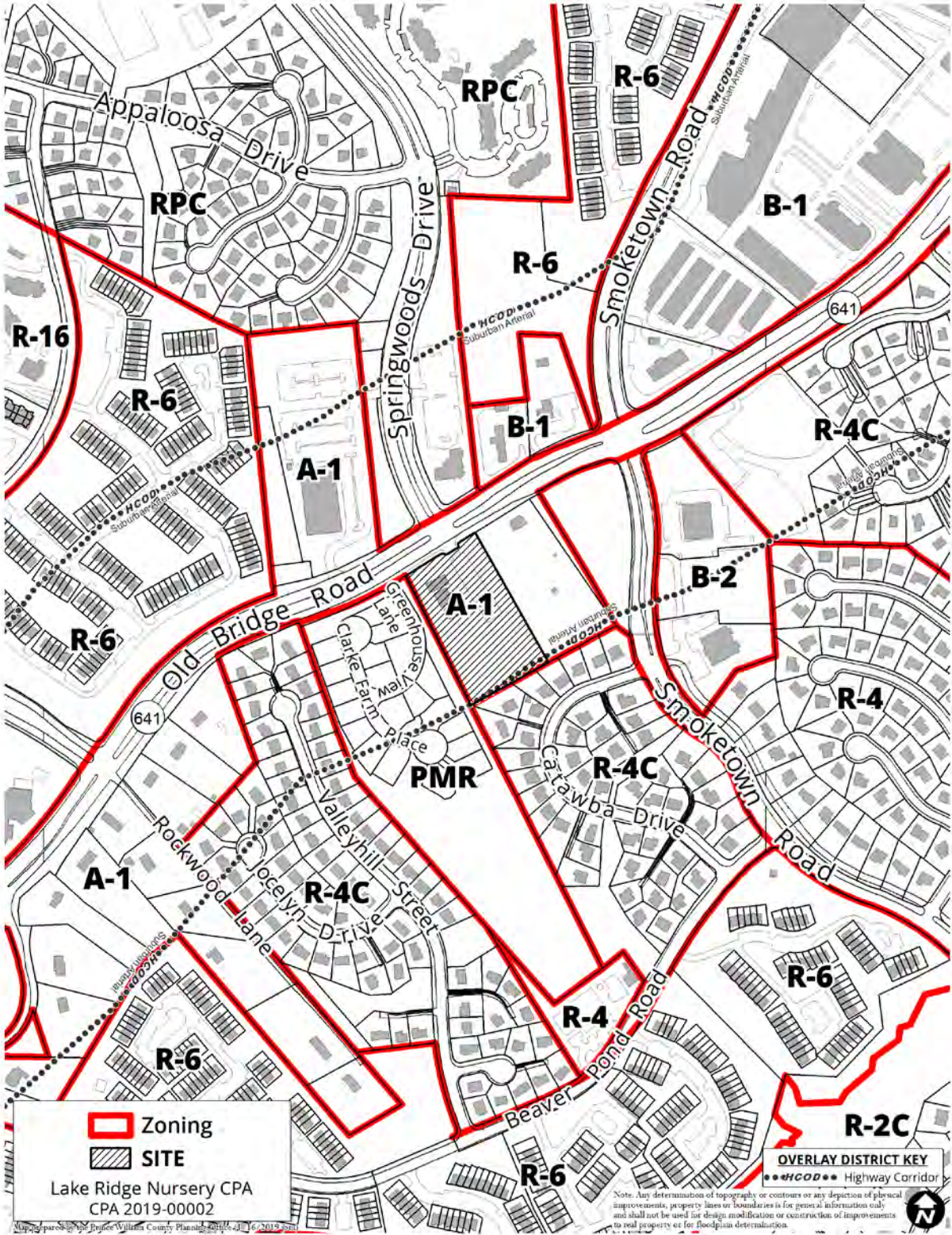
Attachment B – Neabsco Common PROPOSED LONG RANGE LAND USE MAP



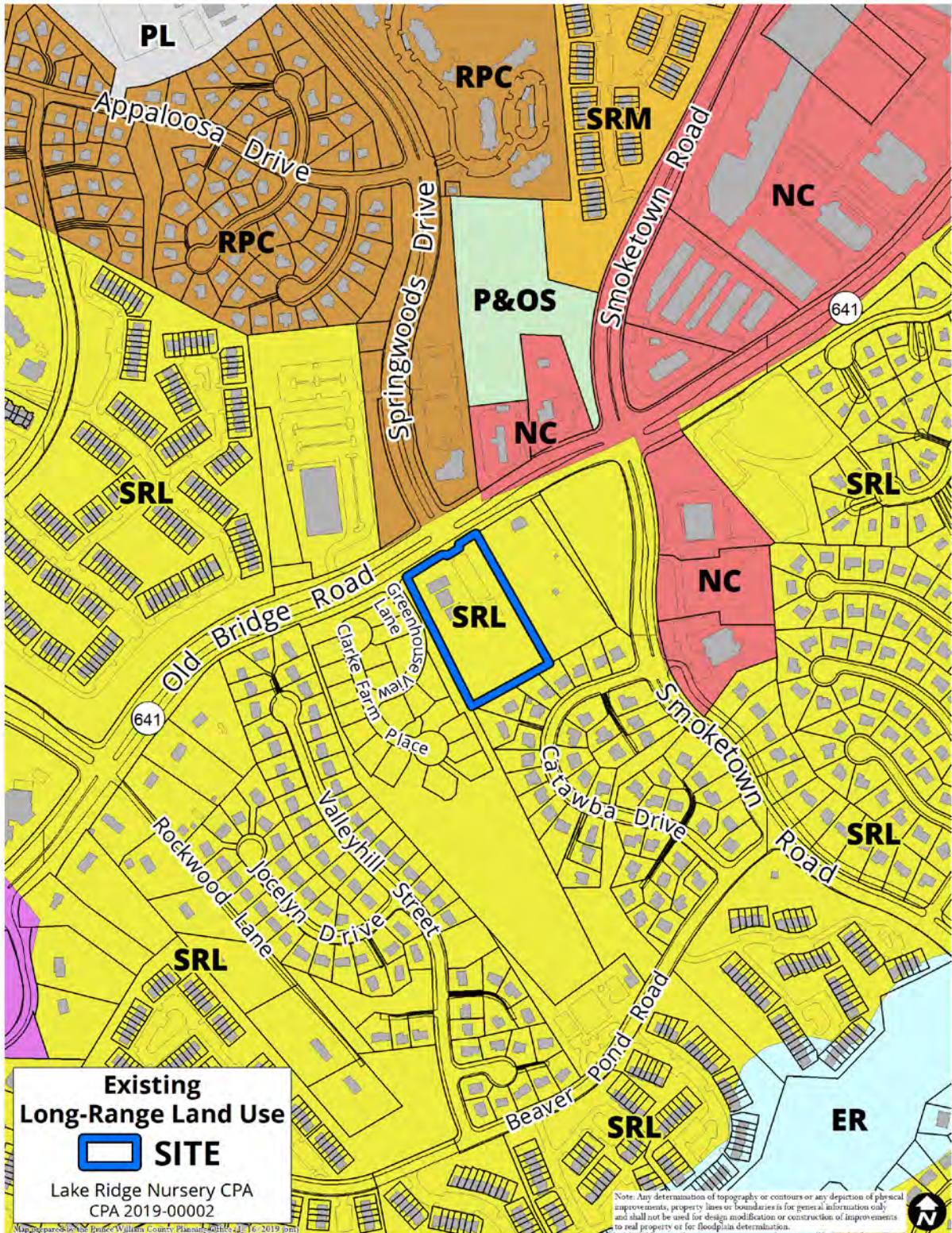
Attachment B – Lake Ridge Nursery
AERIAL MAP



Attachment B – Lake Ridge Nursery ZONING MAP



Attachment B – Lake Ridge Nursery EXISTING LONG RANGE LAND USE MAP



Attachment B – Lake Ridge Nursery PROPOSED LONG RANGE LAND USE MAP

