

**MOTION: LAWSON**

**January 19, 2016  
Regular Meeting  
Res. No. 16-51**

**SECOND: NOHE**

**RE: INITIATE A COMPREHENSIVE PLAN AMENDMENT TO THE  
INNOVATION SECTOR PLAN AND A ZONING TEXT AMENDMENT  
TO THE TECHNOLOGY OVERLAY DISTRICT – BRENTSVILLE  
MAGISTERIAL DISTRICT**

**ACTION: APPROVED**

**WHEREAS**, under Section 15.2-2229 of the Code of Virginia, the Board of County Supervisors may amend the Comprehensive Plan; and

**WHEREAS**, under Section 15.2-2285 of the Code of Virginia, Ann., the Board of County Supervisors may amend the Zoning Ordinance whenever it determines that public necessity, health, safety, convenience, general welfare and good zoning practice necessitate such change; and

**WHEREAS**, a request for a text amendment to the Comprehensive Plan and Zoning Ordinance was received by the County to redefine the Employment Center R&D/Manufacturing (EM) subdistrict, which covers ±151.5 acres at the northeast intersection of Prince William County Parkway and Nokesville Road to allow a mix of uses consistent with the goals of the Innovation Sector Plan and the Technology Overlay District; and

**WHEREAS**, in accordance with Land Use Action Strategy LU 16.2 of the Long-Range Land Use Plan a Comprehensive Plan Amendment for a commercial development with a commitment of a concurrent rezoning may be submitted outside of the annual review process; and

**WHEREAS**, the proposed comprehensive plan amendment furthers the Comprehensive Plan goal of providing a pattern of land use Countywide that encourages fiscally-sound development and achieves a high-quality living environment; and

**WHEREAS**, the Board finds that the proposed comprehensive plan amendment guides and accomplishes a coordinated, adjusted and harmonious development of the County which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities; and

**WHEREAS**, the Board finds that public necessity, convenience, general welfare and good zoning practices require initiation of this Zoning Text Amendment;

**January 19, 2016**  
**Regular Meeting**  
**Res. No. 16-51**  
**Page Two**

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors does hereby initiate a comprehensive plan amendment to the Innovation Sector Plan and a zoning text amendment to the Technology Overlay District County Code Section 32 506.01 et seq., to redefine the Employment Center R&D/Manufacturing (EM) subdistrict to allow a mix of uses that supports the goals of the Innovation Sector Plan and the Technology Overlay District;

**BE IT FURTHER RESOLVED** that these proposed amendments are referred to the Planning Commission for a public hearing and its recommendations.

**Votes:**

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

**Nays:** None

**Absent from Vote:** None

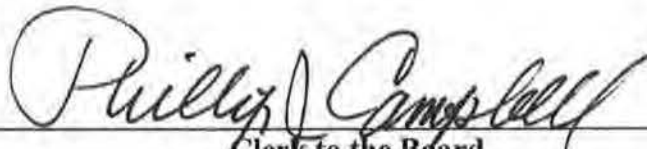
**Absent from Meeting:** None

**For Information:**

Planning Director

County Attorney

**ATTEST:** \_\_\_\_\_

  
Clerk to the Board



Melissa S. Peacor  
County Executive

## COUNTY OF PRINCE WILLIAM

### OFFICE OF EXECUTIVE MANAGEMENT

1 County Complex Court, Prince William, Virginia 22192-9201  
(703) 792-6600 Metro 631-1703 FAX: (703) 792-7484

### BOARD OF COUNTY SUPERVISORS

Corey A. Stewart, Chairman  
Maureen S. Caddigan, Vice Chairman  
Pete Candland  
John D. Jenkins  
Jeanine M. Lawson  
Michael C. May  
Martin E. Nohe  
Frank J. Principi

December 31, 2015

**TO:** Board of County Supervisors

**FROM:** Christopher M. Price, AICP *CPH*  
Director of Planning

**THRU:** Melissa S. Peacor  
County Executive

**RE:** Initiate a Comprehensive Plan Amendment to the Innovation Sector Plan  
and a Zoning Text Amendment to the Technology Overlay District –  
**Brentsville Magisterial District**

**I. Background is as follows:**

- A. Amendment of the Comprehensive Plan – Under §15.2-2229 of the Virginia Code, Ann., the Board of County Supervisors may consider amendments to the Comprehensive Plan.
- B. Amendment of the Zoning Ordinance – Under §15.2-2285 of the Code of Virginia, Ann., the Board of County Supervisors may amend the Zoning Ordinance whenever it determines that public necessity, health, safety, convenience, general welfare and good zoning practice necessitate such change.
- C. Purpose of the Innovation Sector Plan – The Innovation Sector Plan is intended to serve as a tool to bring the Innovation area to the next level of success as a business destination and economic engine.
- D. Purpose of the Technology Overlay District – The Technology Overlay District (TeOD) will primarily promote those nonresidential uses that support and enhance the activities of the major public institution and that respond to the County's targeted industries program. In addition, the district will provide for residential dwelling units for people primarily associated with the targeted industries and George Mason University. The district will also provide for compatible nonresidential service uses needed to support the overall public-private research environment.

- E. Requests – Buchanan Partners requests a text amendment to the Innovation Sector Plan and the Technology Overlay District to redefine the Employment Center R&D/Manufacturing (EM) subdistrict which covers ±151.5 acres at the northeast intersection of Prince William County Parkway and Nokesville Road to allow a mix of uses consistent with the goals of the Innovation Sector Plan and the Technology Overlay District (See Attachment A – Applicant Request).
- F. Companion Rezoning – There will be a concurrent rezoning filed that would implement the proposed changes to the EM subdistrict.

**II. Current Situation** is as follows:

- A. Planning Office Recommendation – The Planning Office recommends initiation of the proposed amendments.
- B. Board of County Supervisors Initiation – The Board of County Supervisors will consider this request at its January 19, 2016 meeting.
- C. Board Action Requested – The Board is requested to initiate a comprehensive plan amendment to update the Innovation Sector Plan and a zoning text amendment to revise the Technology Overlay District, County Code Sec. 32-506.01 *et seq.*

**III. Issues** in order of importance are:

- A. Policy – What is the Board policy and Comprehensive Plan implications for this comprehensive plan amendment and zoning text amendment?
- B. Legal – What legal requirements should guide decisions to initiate or not initiate the proposed comprehensive plan amendment?
- C. Fiscal Impact – Are there budget or financial impacts?
- D. Timing – What is the time frame for the Board’s action?

**IV. Alternatives** in order of feasibility are:

- A. Initiate a comprehensive plan amendment to update the Innovation Sector Plan and a zoning text amendment to revise the Technology Overlay District.
  - 1. Policy – Initiation of the two amendments will allow a re-evaluation of the role of the Employment Center

R&D/Manufacturing (EM) subdistrict in Innovation, promote investment and provide a mix of uses.

2. Legal – The Board of County Supervisors can initiate amendments for the County Comprehensive Plan and the Zoning Ordinance. 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 for the Board to take action within a certain amount of time for this request.

B. Take No Action.

1. Policy – The proposed amendments to the Comprehensive Plan and Zoning Ordinance would not be considered.
2. Legal – Legal issues will be addressed by the County Attorney’s Office.
3. Fiscal Impact – No fiscal impacts are identified if the Board of County Supervisors takes no action on the request.
4. Timing – There is no requirement to take action within a certain amount of time for this request.

V. **Recommendation** is that the Board of County Supervisors concurs with Alternative A and approves the attached Resolution.

**Staff:** David McGettigan, 703-792-7189

**Attachment:** Applicant’s Request

## Attachment A – Applicant's Request



RECEIVED

NOV 23 2015 1:44

November 23, 2015

Christopher Price, Director of Planning  
Prince William County Planning Office  
5 County Complex Court  
Prince William, VA 22192

Re: Innovation Comprehensive Plan Text Amendment Initiation Request

Dear Mr. Price:

We would like to pursue more current development concepts for the the quadrant of land located at the northeast intersection of the Route 234 By-Pass and Route 28/Godwin Drive at Innovation. As you aware, it is generally accepted and evident that the traditional suburban office park model is no longer viable. The future of commercial development in the suburbs is now focused on the need to diversify office parks to provide a mix of uses and create activity centers where people want to live, work and play. We think that the subject area in Innovation is ripe for this type of change, and that in today's world this change is fully aligned with the overall intent and goals of the Innovation Sector Plan and TEOD to promote and enhance the successful development of both Innovation Park and the George Mason Science and Technology Campus. Consequently, we request that a Comprehensive Plan Text Amendment be initiated for the EM Subdistrict of the Innovation Sector Plan.

The subject area is currently designated Regional Employment Center (REC) on the Long Range Land Use Plan with an Employment Center R&D/Manufacturing (EM) subdistrict designation in the Innovation Sector Plan (Exhibit "A"). This subdistrict designation contemplates exclusively nonresidential uses. The REC designation contemplates a mixed use concept but the EM subdistrict designation precludes adequate residential and commercial components, key components of a viable mixed use community. The subject area is the only area within Innovation that is designated EM and, therefore, it would appear appropriate to examine the potential to redefine the EM subdistrict designation to facilitate a more flexible mixed use designation intended to create the type of environment that will better support both the employment and educational uses that are central to Innovation. Enclosed with this correspondence is a draft of our proposed revision of the EM subdistrict designation (Exhibit "B").



## Attachment A – Applicant's Request

It is our intent that this request be considered by the Board of County Supervisors for an out of turn initiation in light of it being a mixed use request. A change to the applicable and associated parameters of the TeOD regulations would also need to be initiated, together with any other applicable sections of the Sector Plan consistent with the requested change. We commit that if the Comprehensive Plan Amendment and Zoning Text Amendment are initiated, we would file a rezoning application to be processed concurrently with the Text Amendment so that the details of the proposed development would be fully presented and committed as a part of the review process.

Please let me know if you have any questions.

Sincerely,

Buchanan Partners LLC



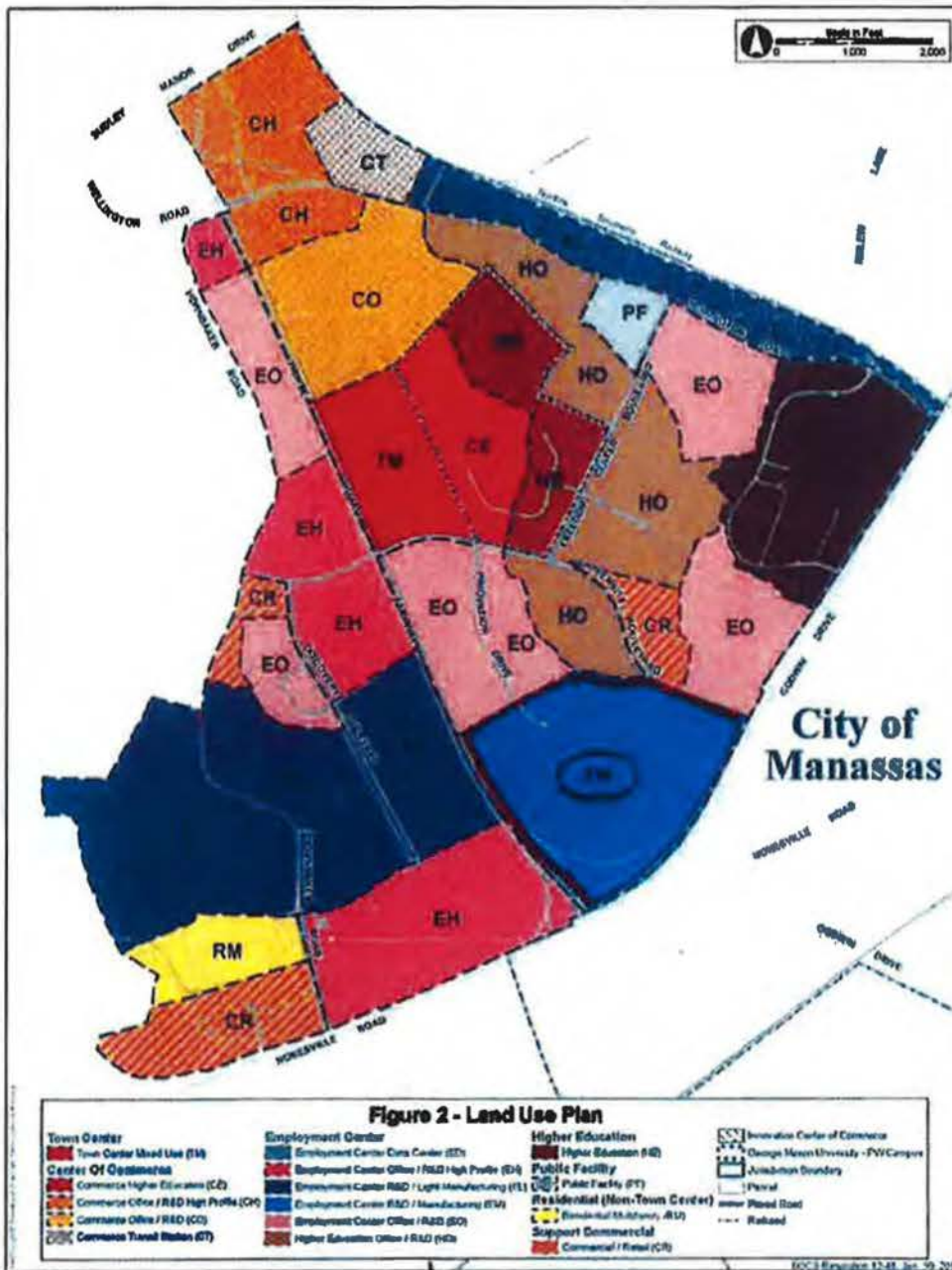
Russell S. Gestl

Enclosures: As stated

cc: Susan Roltsch (w/encl)  
Jeanine Lawson (w/encl)  
Michael Lubeley  
Robert Buchanan

Exhibit "A"

Figure 2 - Land Use Plan



This map and associated components cannot be interpreted separately from the Comprehensive Plan Text.



# Attachment A – Applicant’s Request

## Exhibit B

### Innovation Comprehensive / Sector Plan

#### Existing

##### Comprehensive Plan – REC

##### Sector Plan - EM – Employment Center R&D / Manufacturing:


- Preferred Land Use Character : Suburban feel, mid/low-rise buildings, structured and surface parking, and suburban open space
- Preferred Uses: Industrially-oriented R&D, manufacturing, light manufacturing, office-oriented R&D, office
- Preferred Density Range: 0.30 FAR minimum to 0.50 FAR maximum (based on land bay areas shown in Figure 2 – Land Use Plan).
- Preferred Building Height Range: 30 – 90 feet.
- Land Use and Zoning Compatibility – PMD, PBD, and M-2

#### Proposed

##### Comprehensive Plan – REC

##### Sector Plan - EM – Employment and Education Support Mixed Use

- Preferred Land Use Character: Mid/low-rise buildings in a suburban mixed-use development with office, employment uses consistent with the intent of the education, science and technology park goals; lodging, multifamily residential, retail and secondary use amenities to support the growing George Mason campus and the growing workforce at Innovation Park; structured and surface parking; pedestrian network with connectivity to GMU facilities, integral useable open spaces and existing natural open spaces.
- Preferred Uses: Mid/Low rise office, flex office and lodging. Retail and service amenities and multi-family /mid-rise residential units may be permitted as part of a mixed use development, and in support of the overall goals of the Innovation Sector Plan and the Technology Overlay District.
- Preferred Density Range: 0.30 FAR minimum to 0.80 FAR maximum (based on land bay areas shown in Figure 2 – Land Use Plan).
- Preferred Building Height Range: 30 – 90 feet.
- Land Use and Zoning Compatibility – PMD, PBD



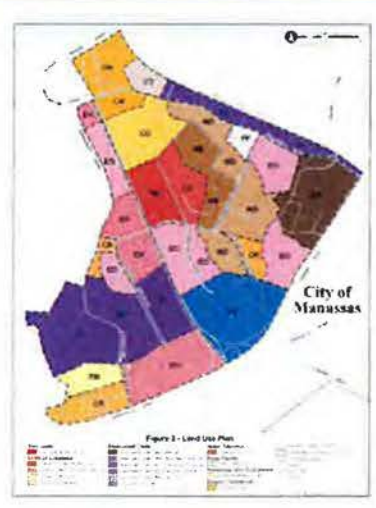
Prince William County Government  
Board of County Supervisors

## Initiate CPA & ZTA for Innovation and TeOD EM Subdistrict *Brentsville Magisterial District*

David McGettigan, Long Range Planning Manager  
Planning Office

### Innovation EM Subdistrict

- **Proposal:**  
Text amendment to the Innovation Sector Plan and the Technology Overlay District to redefine the Employment Center R&D/Manufacturing (EM) subdistrict to allow a mix of uses consistent with the goals of the Innovation Sector Plan and the Technology Overlay District
- **Location:**  
±151.5 acres at the northeast intersection of Prince William County Parkway and Nokesville Road



City of Manassas

Figure 2 - Land Use Plan

January 19, 2016 Brentsville Magisterial District

## Innovation EM Subdistrict

### ■ Sector Plan - EM - Employment Center R&D / Manufacturing

- ◆ Preferred Land Use Character: Suburban feel, mid/low-rise buildings, structured and surface parking, and suburban open space
- ◆ Preferred Uses: Industrially-oriented R&D, manufacturing, light manufacturing, office-oriented R&D, office
- ◆ Preferred Density Range: 0.30 FAR minimum to 0.50 FAR
- ◆ Preferred Building Height Range: 30 - 90 feet.
- ◆ Land Use and Zoning Compatibility - PMD, PBD, and M-2

### ■ Sector Plan - EM - Employment and Education Support Mixed Use

- ◆ Preferred Land Use Character: Mid/low-rise buildings in a suburban mixed-use development with office, employment uses consistent with the intent of the education, science and technology park goals; lodging, multifamily residential, retail and secondary use amenities; structured and surface parking.
- ◆ Preferred Uses: Mid/Low rise office, flex office and lodging. Retail and service amenities and multi-family /mid-rise residential units may be permitted as part of a mixed use development.
- ◆ Preferred Density Range: 0.30 FAR minimum to 0.80 FAR maximum
- ◆ Preferred Building Height Range: 30 - 90 feet.
- ◆ Land Use and Zoning Compatibility - PMD, PBD

January 19, 2016

Brentsville Magisterial District

## Innovation EM Subdistrict

### Recommendation:

Initiate a comprehensive plan amendment to the Innovation Sector Plan and a zoning text amendment to the Technology Overlay District to redefine the Employment Center R&D/Manufacturing (EM) subdistrict to allow a mix of uses that supports the goals of the Innovation Sector Plan and the Technology Overlay District

January 19, 2016

Brentsville Magisterial District

(1)

**MOTION:**

**January 19, 2016  
Regular Meeting  
Res. No. 16-**

**SECOND:**

**RE: INITIATE A COMPREHENSIVE PLAN AMENDMENT TO THE INNOVATION SECTOR PLAN AND A ZONING TEXT AMENDMENT TO THE TECHNOLOGY OVERLAY DISTRICT – BRENTSVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, under Section 15.2-2229 of the Code of Virginia, the Board of County Supervisors may amend the Comprehensive Plan; and

**WHEREAS**, under Section 15.2-2285 of the Code of Virginia, Ann., the Board of County Supervisors may amend the Zoning Ordinance whenever it determines that public necessity, health, safety, convenience, general welfare and good zoning practice necessitate such change; and

**WHEREAS**, a request for a text amendment to the Comprehensive Plan and Zoning Ordinance was received by the County to redefine the Employment Center R&D/Manufacturing (EM) subdistrict, which covers ±151.5 acres at the northeast intersection of Prince William County Parkway and Nokesville Road to allow a mix of uses consistent with the goals of the Innovation Sector Plan and the Technology Overlay District; and

**WHEREAS**, in accordance with Land Use Action Strategy LU 16.2 of the Long-Range Land Use Plan a Comprehensive Plan Amendment for a commercial development with a commitment of a concurrent rezoning may be submitted outside of the annual review process; and

**WHEREAS**, the proposed comprehensive plan amendment furthers the Comprehensive Plan goal of providing a pattern of land use Countywide that encourages fiscally-sound development and achieves a high-quality living environment; and

**WHEREAS**, the Board finds that the proposed comprehensive plan amendment guides and accomplishes a coordinated, adjusted and harmonious development of the County which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities; and

**WHEREAS**, the Board finds that public necessity, convenience, general welfare and good zoning practices require initiation of this Zoning Text Amendment;



**January 19, 2016**  
**Regular Meeting**  
**Res. No. 16-**  
**Page Two**

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors does hereby initiate a comprehensive plan amendment to the Innovation Sector Plan and a zoning text amendment to the Technology Overlay District County Code Section 32 506.01 et seq., to redefine the Employment Center R&D/Manufacturing (EM) subdistrict to allow a mix of uses that supports the goals of the Innovation Sector Plan and the Technology Overlay District;

**BE IT FURTHER RESOLVED** that these proposed amendments are referred to the Planning Commission for a public hearing and its recommendations.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

Planning Director

County Attorney

**ATTEST:** \_\_\_\_\_

**Clerk to the Board**