

# Prince William Mixed Use Zoning District Project DORAC Meeting, March 15, 2019



# AGENDA

9:00 – 9:10	<b>Welcome and Introductions (10 minutes)</b>
9:10 – 9:20	<b>Draft MUZD Approach Summary (10 minutes)</b> Renaissance reviews Draft MUZD recommendations memo (delivered under separate cover) highlights
9:20 – 10:30	<b>Breakout groups on Process, Urban Form, and Land Use (70 minutes)</b> Round-robin breakout groups to contribute issues, concerns, and preferences across key topic areas.
10:30 – 11:00	<b>Report Out and Next Steps (30 minutes)</b> Summary of breakout group findings and recommendations; schedule for next steps

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# TODAY'S OBJECTIVES

## KEY QUESTIONS:

- What resonates?
- What are your concerns?
- How might we address those concerns?

## BREAKOUT SESSION TOPICS:

- Urban Form
- Land Use
- Process

*Today's perspectives should help us bridge gaps between the forest and the trees.*



# MUZD KEY ELEMENTS

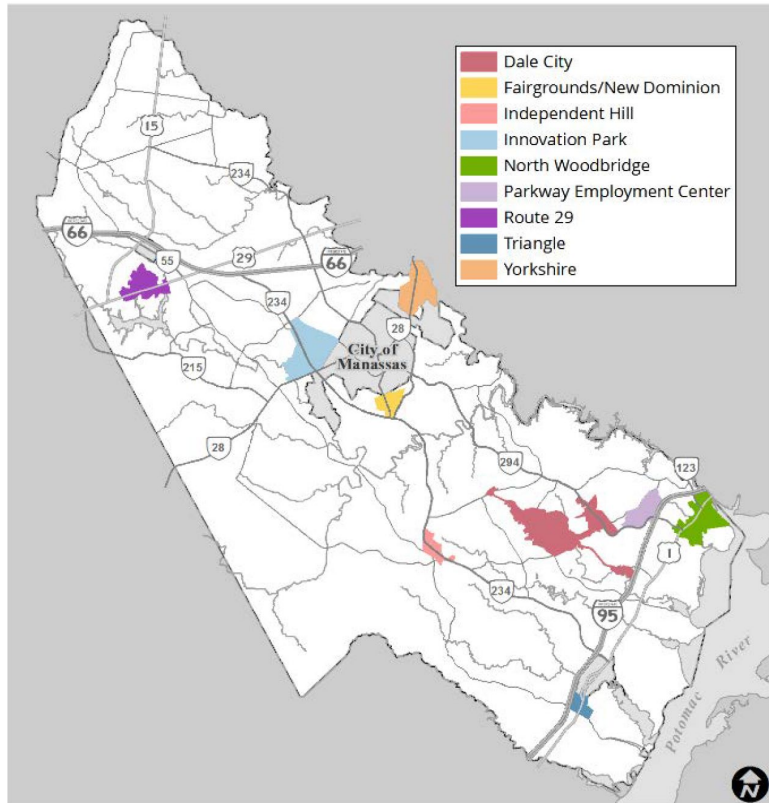
Table 1. Summary of MUZD Key Elements

Key Element	Description	Intended Effects
Commercial and Residential FAR definitions	The MUZD zone contains FAR restrictions for commercial uses, residential uses, and total uses. The FAR maximums are established in the Small Area Plans to reflect the prevailing jobs/housing balance	Mixed use is incentivized by neighborhood with flexibility defined by the needs of each neighborhood, rather than restricted by individual property.
Incentive Density	All properties in an MUZD zone have a by-right mixed-use FAR of 0.25, designed to allow for minor investments in current properties. Much higher MUZD FARs (between 4.0 and 8.0 under consideration in North Woodbridge) are established in Small Area Plans, and the applicant must provide Incentive Density Proffers to exercise the difference between the by-right 0.25 FAR and the maximum allowed by the Small Area Plan.	Each applicant is incentivized to pursue development that achieves appropriate (i.e., higher) levels of density but right-sized to both site opportunities and constraints.
Concept Plans	The Concept Plan is a proposed new submission process, similar to the Master Zoning Plan in nature but specific to the MUZD zone application for larger or more intensely developed properties, as well as those for which an applicant envisions a lengthy implementation timeframe. Concept Plans have broader “form based” proffers designed to be refined in a “plug and play” approach with more specific commitments for land uses and materials included at time of Site Plan	Customize the level of flexibility and specificity to the general extent of entitlement obtained at the time of zoning and the expected implementation timeframe. Smaller infill properties move quickly towards implementation, larger and more intensely developed properties phase commitments over time.

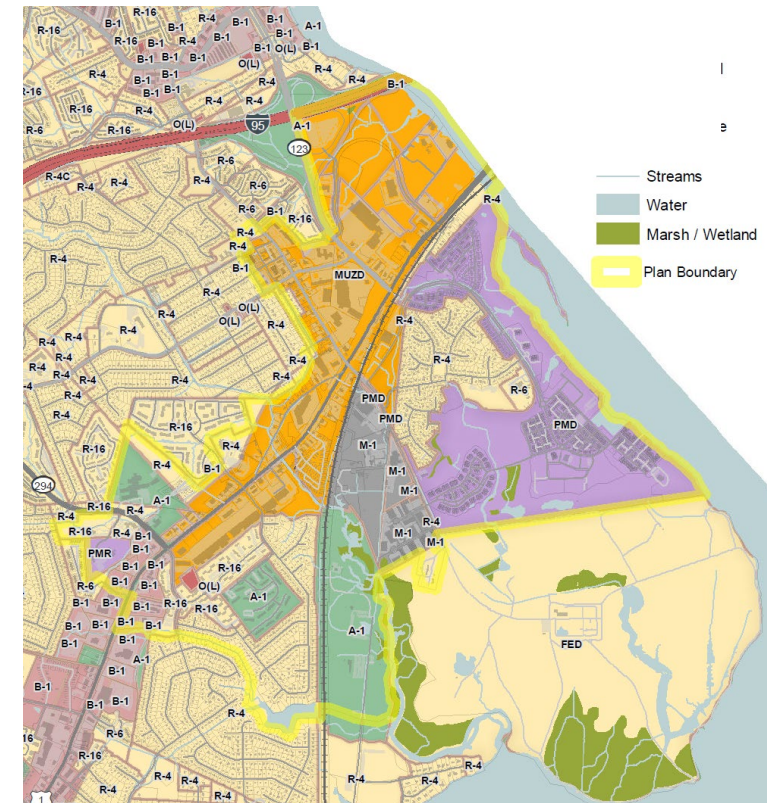
Key Element	Description	Intended Effects
Incentive Density Proffers	Incentive Density Proffers are proffers established specifically to address improvements to serve the public good that are associated with the amount of Incentive Density FAR sought between the by-right 0.25 FAR and the maximum FAR allowed by the Small Area Plan.	Establish an appropriate nexus between the value of zoning entitlement and the value and timing of commitments for the public good
A minimalist approach to new zoning language	For the development of this technical memorandum, the proposed approach seeks to keep the new MUZD zone proposed for Section 32-352 as tightly defined as practical, with proposed track-changes oriented towards procedural aspects and text describing the rationale for the approach.	The changes to the overall MUZD zoning approach should retain site flexibility to the extent practical, with desired elements regarding specificity addressed in the individual Small Area Plans and project-level applications.

# MUZD ELIGIBILITY

MUZD zones applied within each  
Small Area Plan



One possible concept showing  
relationship of MUZD within SAP





# MUZD URBAN FORM

MUZD zone family recognizes three levels of scale:

- MUZD-U: Urban
- MUZD-T: Town
- MUZD-N: Neighborhood

	MUZD-N	MUZD-T	MUZD-U
Maximum building area	5,000 square feet	10,000 square feet	30,000 square feet

	MUZD-N	MUZD-T	MUZD-U
Front	See “Building frontage” in DRPT cross-sections in DRPT Multimodal System Design Guidelines for appropriate street type		
Side	5 feet	None; except when abutting residential, then 8 feet	None; except when abutting residential, then 8 feet
Rear	12 feet	12 feet	25 feet
Enclosure ratio	1:2	1:2	1:1

Within the MUZD, all non-prohibited uses should be considered compatible uses (i.e., follow the diagonal) for DCSM Table 8-2.

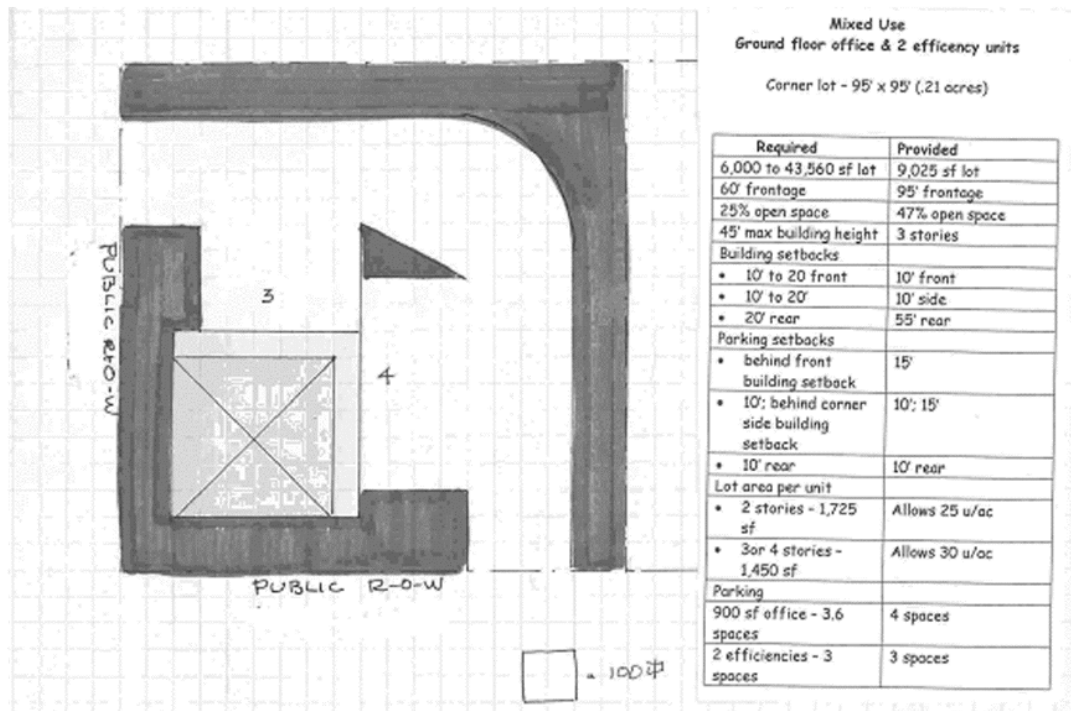
TABLE 8-1 MINIMUM BUFFER AREA REQUIRED													
Proposed Use/Development	Adjoining Existing Use/Development												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>RESIDENTIAL</b>													
1. Single-Family Detached		A	B	B	B	D	D	B	C	B	C	C	C
2. Single-Family Weak-Link (used only for previously approved weak-link developments that are still valid)	A		A	B	B	D	D	B	C	B	C	C	C
3. Single-Family Attached	B	A		B	B	D	D	B	C	B	C	C	C
4. Multifamily	B	B	B		B	D	D	A	C	B	C	C	C
<b>PUBLIC/SEMIPUBLIC</b>													
5. Institutional (e.g., schools, church, library)	B	B	B	B		A	D	A	A	A	B	C	C
6. Public Recreational Use - Passive	D	D	D	D	D		D	B	B	B	B	B	C
7. Public Recreational Use - Active	D	D	D	D	D	D		D	D	D	D	D	D
8. Care Facilities (e.g., nursing home)	B	B	B	A	C	B	D		C	A	B	C	C
9. Public Facilities (e.g., pump station, treatment plant)	C	C	C	C	A	B	D	C		B	B	A	A
10. <b>OFFICE</b>	B	B	B	B	A	B	D	A	B		A	B	B
11. <b>COMMERCIAL/RETAIL</b>	C	C	C	C	B	B	D	B	B	A		A	B
<b>INDUSTRIAL</b>													
12. Light	C	C	C	C	C	B	D	C	A	B	A		A
13. Heavy	C	C	C	C	C	D	D	C	A	B	B	A	

A, B, C – Buffer width in accordance with Table 8-2.

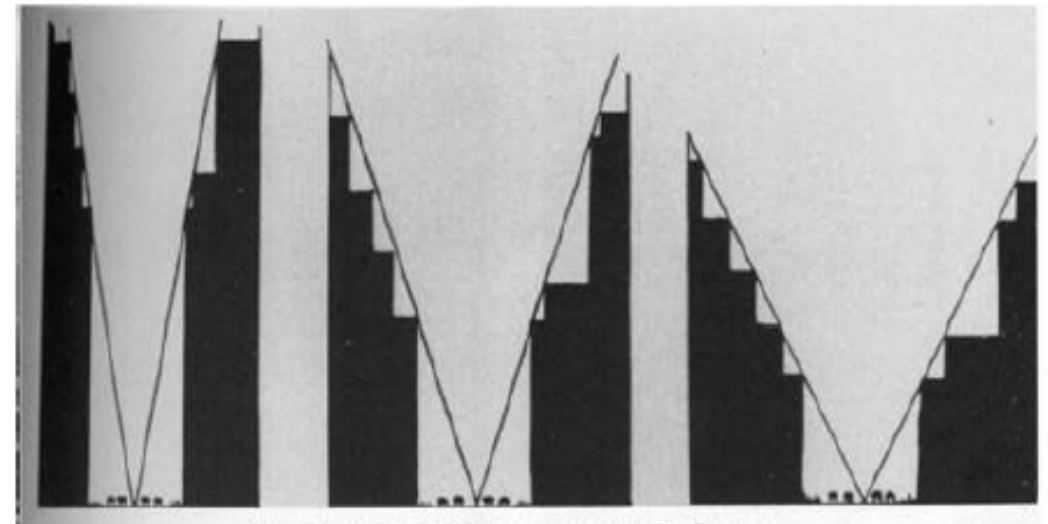
D – Determined on a case-by-case basis, depending on the activity.

# MUZD URBAN FORM

MUZD zone builds from Village Zone (Section 351)....



....and introduces an enclosure ratio concept to strengthen public/private sector synergy

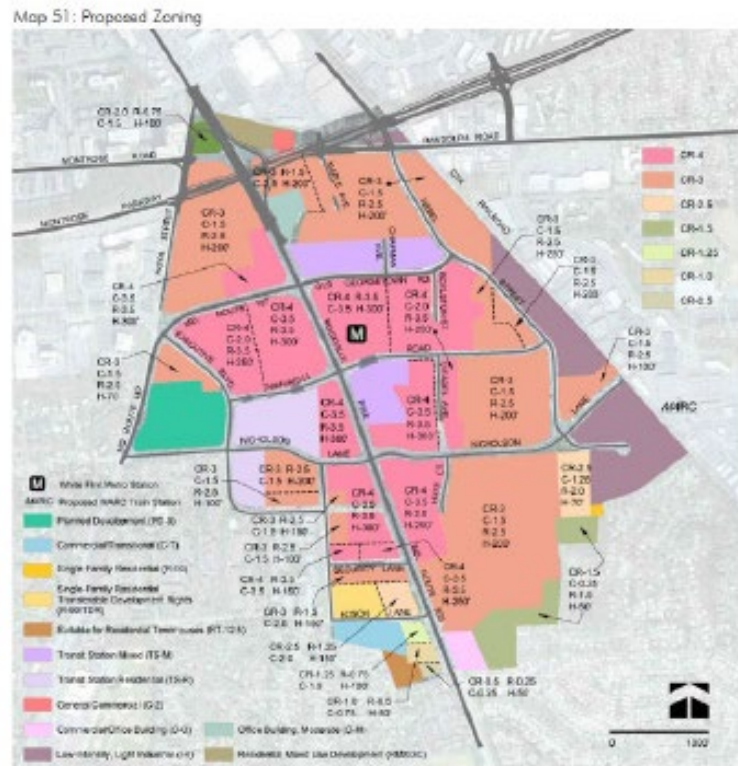


# MUZD LAND USE

All uses allowed unless prohibited in zone.

## By-right FAR set by Section 352

## Maximum Residential, Commercial, and Overall FAR set by Small Area Plans



	MUZD-N	MUZD-T	MUZD-U
Maximum Residential FAR	0	0.25	0.25
Maximum Residential FAR with Incentive Density	Determined by Small Area Plan	Determined by Small Area Plan	Determined by Small Area Plan
Maximum Commercial FAR	0	0.25	0.25
Maximum Commercial FAR with Incentive Density	Determined by Small Area Plan	Determined by Small Area Plan	Determined by Small Area Plan
Maximum Overall FAR	0.25	0.25	0.25
Maximum Overall FAR with Incentive Density	Determined by Small Area Plan	Determined by Small Area Plan	Determined by Small Area Plan



# MUZD PROCESS

MUZD process  
seeks to right-size  
process with  
expected site  
investment in time  
and money

Incentive Density Proffer

Concept Plan

		Site Floor Area Ratio															
		0.25	0.50	0.75	1.00	1.25	1.50	1.75	2.00	2.25	2.50	2.75	3.00	3.25	3.50	3.75	4.00
Site acreage	0.5	5	11	16	22	27	33	38	44	49	54	60	65	71	76	82	87
	1.0	11	22	33	44	54	65	76	87	98	109	120	131	142	152	163	174
	1.5	16	33	49	65	82	98	114	131	147	163	180	196	212	229	245	261
	2.0	22	44	65	87	109	131	152	174	196	218	240	261	283	305	327	348
	2.5	27	54	82	109	136	163	191	218	245	272	299	327	354	381	408	436
	3.0	33	65	98	131	163	196	229	261	294	327	359	392	425	457	490	523
	3.5	38	76	114	152	191	229	267	305	343	381	419	457	495	534	572	610
	4.0	44	87	131	174	218	261	305	348	392	436	479	523	566	610	653	697
	4.5	49	98	147	196	245	294	343	392	441	490	539	588	637	686	735	784
	5.0	54	109	163	218	272	327	381	436	490	545	599	653	708	762	817	871
	5.5	60	120	180	240	299	359	419	479	539	599	659	719	779	839	898	958
	6.0	65	131	196	261	327	392	457	523	588	653	719	784	849	915	980	1,045
	6.5	71	142	212	283	354	425	495	566	637	708	779	849	920	991	1,062	1,133
	7.0	76	152	229	305	381	457	534	610	686	762	839	915	991	1,067	1,143	1,220
	7.5	82	163	245	327	408	490	572	653	735	817	898	980	1,062	1,143	1,225	1,307
	8.0	87	174	261	348	436	523	610	697	784	871	958	1,045	1,133	1,220	1,307	1,394
	8.5	93	185	278	370	463	555	648	741	833	926	1,018	1,111	1,203	1,296	1,388	1,481
	9.0	98	196	294	392	490	588	686	784	882	980	1,078	1,176	1,274	1,372	1,470	1,568
9.5	103	207	310	414	517	621	724	828	931	1,035	1,138	1,241	1,345	1,448	1,552	1,655	
10.0	109	218	327	436	545	653	762	871	980	1,089	1,198	1,307	1,416	1,525	1,634	1,742	
> 10.0																	

# MUZD STRATEGIC PLAN (APPENDIX A)

Continued stakeholder engagement

Related Zoning Code amendments

- Definitions
- Overlay zones

Continued Small Area Plan implementation

- Neighborhood specific FAR/height limits
- Street grid per DRPT Guidelines
- Supporting SAP Districts (e.g., Transportation, Shared Parking, Business Improvement)

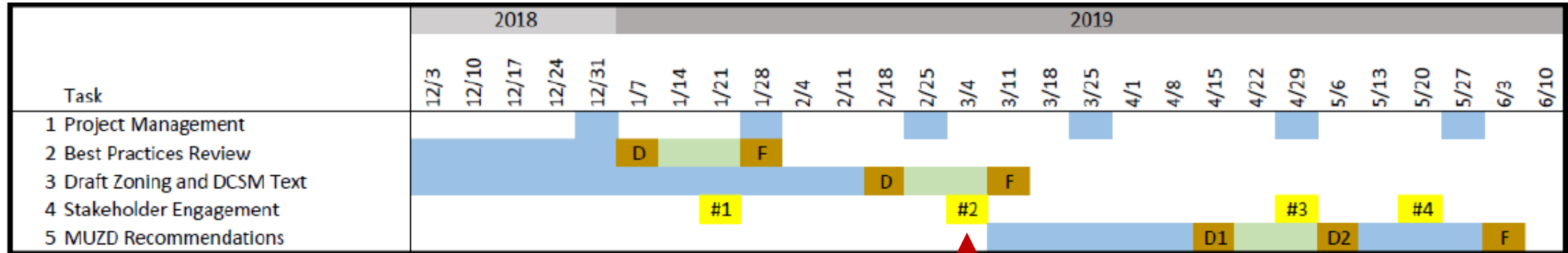
DCSM amendments

- Street design, transportation impact/TDM, alleyways, SWM details, buffers)

Other regulatory amendments

- IncentiveDensity Proffer Guidelines
- Land development/Building development review cost/time

# STUDY TIMELINE



## KEY

- Renaissance production time
- Draft / Final deliverables
- Public agency (County, external agency) staff review time
- #1 Kickoff Development Ordinance Review Advisory Committee Meeting
- #2 Planning Workshop
- #3 Public Meeting with Development Ordinance Review Advisory Committee
- #4 Public worksession with Planning Commission

We are here