

Prince William Mixed Use Zoning District Project Public Meeting, April 24, 2019



PUBLIC MEETING TOPICS

- Information on the County's planning and zoning processes
- What the Mixed Use Zoning District (MUZD) is
- Where the Mixed Used Zoning District (MUZD) might be applied
- How the Form-Based Design Proffer approach will work
- Opportunities for discussion and feedback

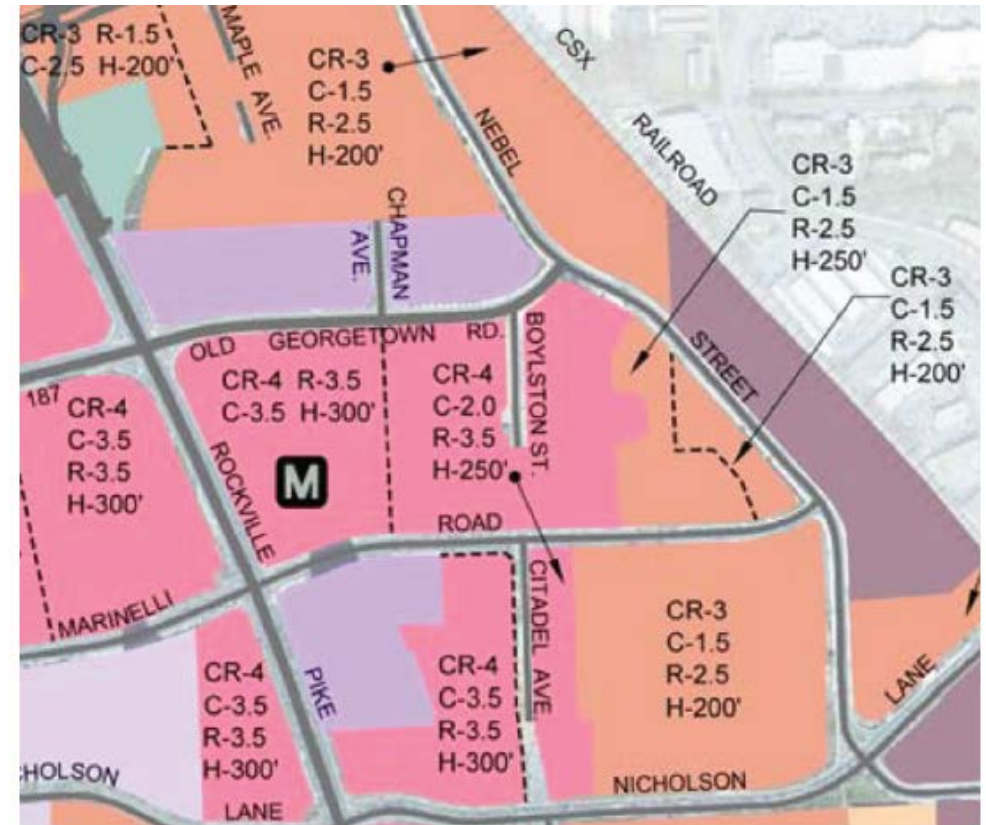


WHAT IS THE MUZD?

The Mixed Use Zoning District (or “MUZD”) is a term describing a family of zones for different scales of mixed-use development.

Each **Small Area Plan** defines the total Floor Area Ratio (FAR) and building height, as well as the mix of commercial and residential appropriate for different areas within the Plan to achieve a balance of uses. For instance, CR-2, C-1.0, R-1.5 allows a FAR of 1.0 if only commercial uses, 1.5 if only residential uses, and 2.0 if a mix of commercial and residential uses.

The resulting **Small Area Plan recommendations** are codified by **Zoning Text Amendment**.

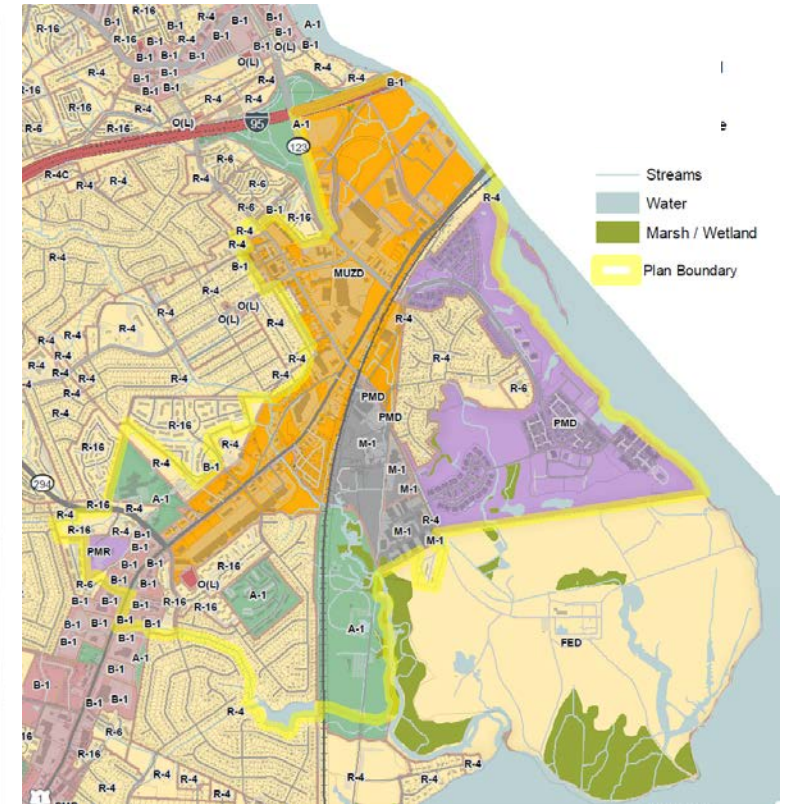
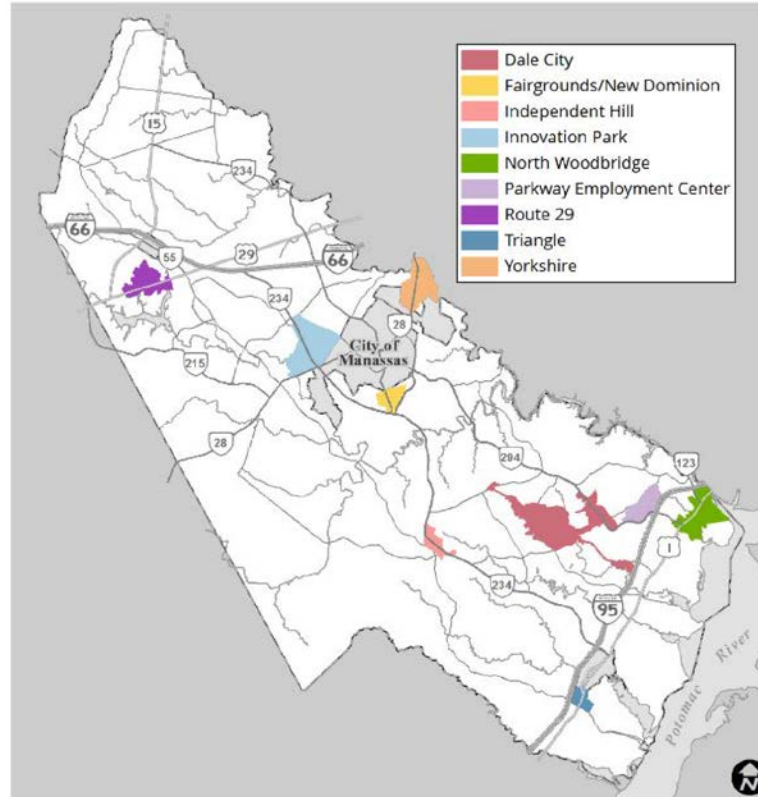


WHERE MIGHT THE MUZD BE APPLIED?

**MUZD – Neighborhood:
Independent Hill**

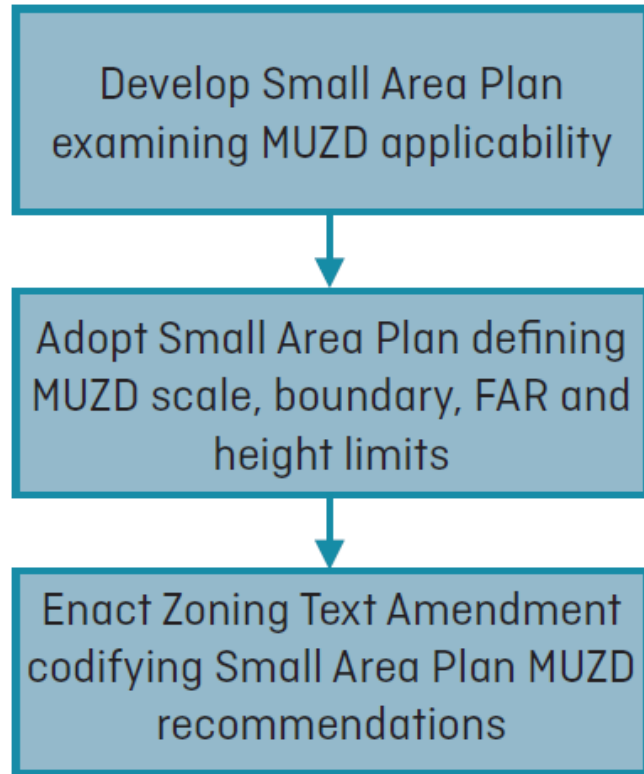
**MUZD-Town: Dale City,
Fairgrounds/New Dominion,
Route 29,
Triangle, Yorkshire**

**MUZD-Urban: Innovation
Park, North Woodbridge,
Parkway Employment
Center**

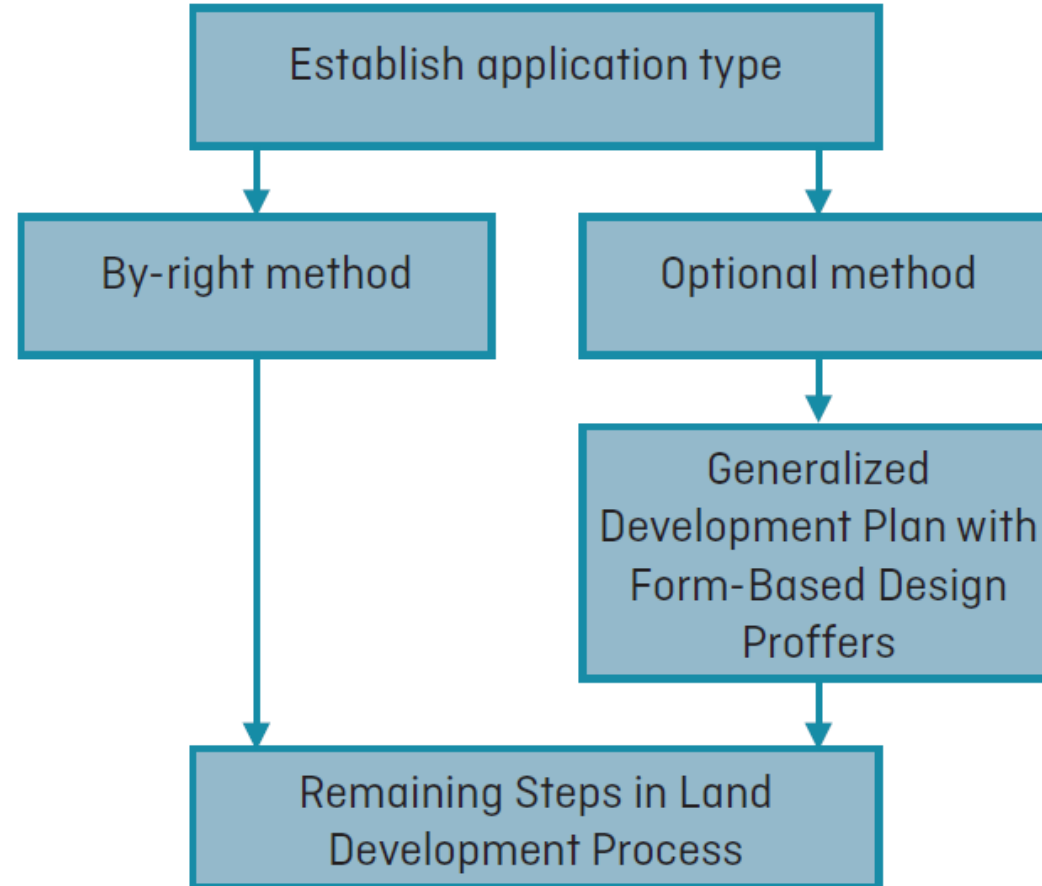


HOW WOULD MUZD BE APPLIED?

Step 1. Designating MUZD in the Comprehensive Plan



Step 2. MUZD Rezoning Process



REDUCING BARRIERS TO MIXED USE

Within a MUZD District, all allowed land uses are defined as compatible, so that use-separating buffers such as specified in the Design and Construction Standards Manual (DCSM) Table 8-1 do not apply (in other words, all sites are “on the diagonal” in the table).

**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
RESIDENTIAL													
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
PUBLIC/SEMPUBLIC													
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. OFFICE	B	B	B	B	A	B	D	A	B		A	B	B
11. COMMERCIAL/RETAIL	C	C	C	C	B	B	D	B	B	A		A	B
INDUSTRIAL													
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.

STREAMLINING BY-RIGHT DEVELOPMENT

The MUZD is designed to streamline by-right investment in minor site plan changes for short term development that does not significantly increase density and to incentivize compact, walkable urban form for properties significantly increasing density. For each type of zone (Neighborhood, Town, and Urban), the maximum FAR allowed by right and the Maximum FAR with Form-Based Design Proffers and Maximum Building Height are shown below, subject to limitations developed through the Small Area Plan process.

MUZD District Scales	Neighborhood	Town	Urban
Maximum FAR by-right	0.00	0.10	0.25
Maximum FAR with Form-Based Design Proffers	1.0	2.0	4.0
Maximum Building Height	35'	60'	300'

INCENTIVIZING URBAN DESIGN WITH FORM-BASED PROFFERS

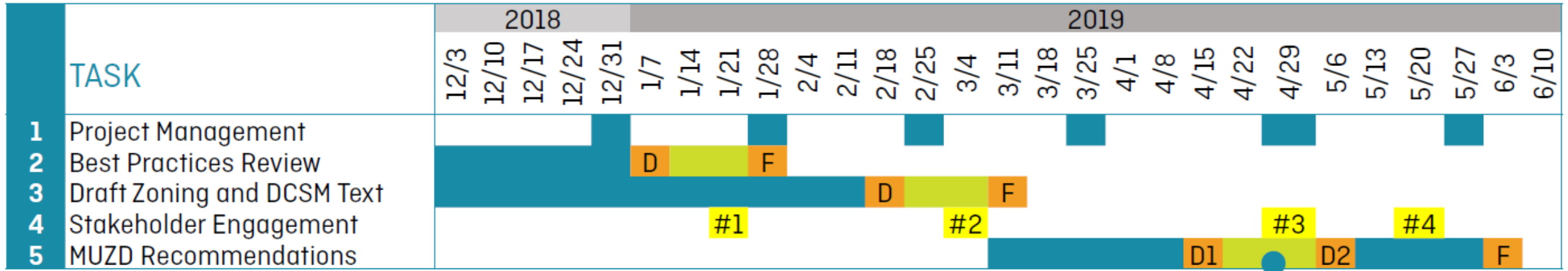
Form-Based Element	Low	High
1. Minimum density	> 25% Max FAR	> 75% Max FAR
2. Maximum parcel size	< 1 acre	< 0.5 acre
3. Maximum building footprint	< 10000 GSF	< 5000 GSF
4. Front setbacks	<25' setback	< 5' setback
5a. Minimum Enclosure Ratio		> 1:1
5b. Maximum Enclosure Ratio		< 2:1
6. Facade permeability	> 30%	> 60%
7. Connectivity index	> 1.2	> 2.0
8. Proximity to uses	> 2	> 7

NEXT STEPS

This project will deliver a draft text of the MUZD zone in Section 352 and a strategic plan for supporting regulatory changes that include:

- Review of the County's Overlay Districts
- Continuation of the County's Small Area Plan program to:
 - Define neighborhood-specific FAR limits for commercial, residential, and mixed-use
 - Define neighborhood-specific height limits
 - Develop street network recommendations utilizing the DRPT Multimodal System Design Guidelines
- DCSM changes including
 - Definitions for mixed use and new terms in the Form-Based Design Proffers
 - Aligning street design standards with the DRPT Multimodal System Design Guidelines
 - Updating transportation impact analyses, TDM planning, and stormwater management processes to better incorporate mixed-use paradigms
 - Allowing alleyways in MUZD without a Special Use Permit
 - Other regulatory changes to reflect land development review timeframes and application fees to incentivize mixed-use development

SCHEDULE



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 work session with Planning Commission



FOR MORE INFORMATION



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FORM-BASED DESIGN PROFFERS

1. Minimum Site Density considers the percent of maximum allowable FAR to incent compact development.



Prince William Parkway and Telegraph Road, Woodbridge, VA
Credit: Google Earth

2. Maximum Parcel Size considers the footprint of the largest building on site to support a fine-grained walkable site.



Occoquan Village, Occoquan, VA

FORM-BASED DESIGN PROFFERS

3. Maximum Building Size considers the footprint of the largest building on site to support a fine-grained walkable site.

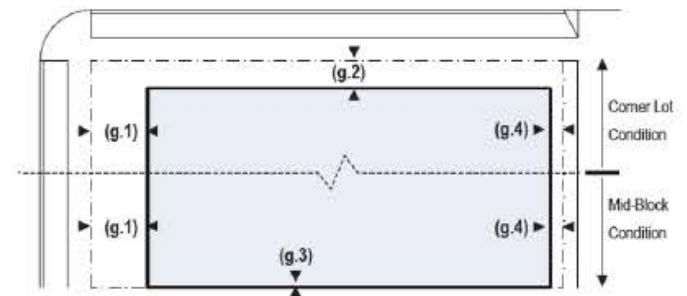


Atlas Walk, Gainesville, VA
Credit: Google Earth

4. Maximum Setback considers the relationship of the building to the street to incent sidewalk activity.

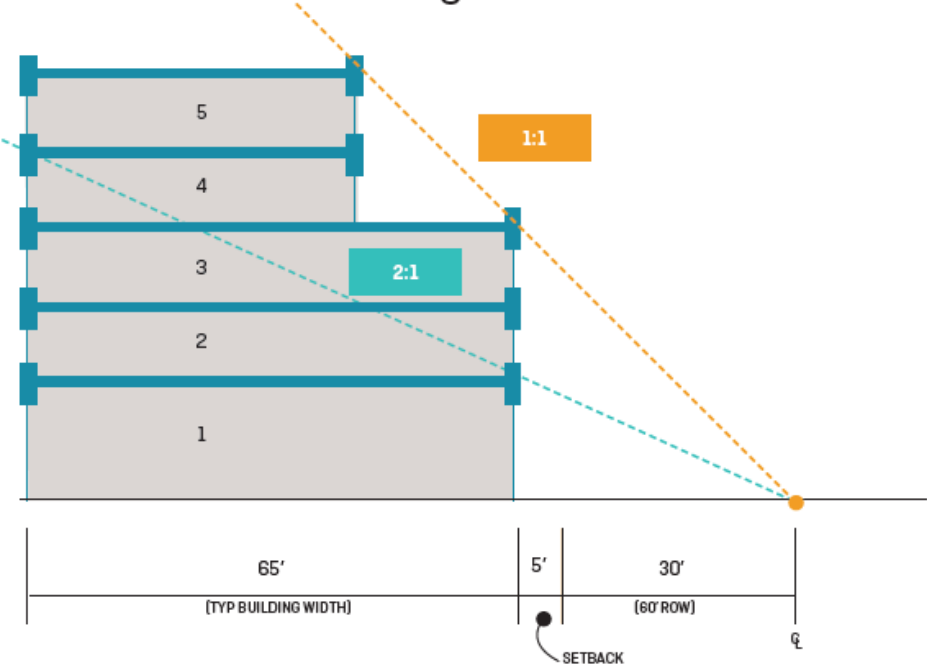
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



FORM-BASED DESIGN PROFFERS

5. Enclosure ratios consider the relationship between building height and street width to incent suitable street framing.



6. Building facade permeability considers the floor frontage covered by adjacent sidewalk activity.

FORM-BASED DESIGN PROFFERS

7. Connectivity Index considers the ratio of intersections to street segments to incent short, walkable blocks on dedicated rights of way for streets, alleys, or sidewalks providing through-block connections.

18 Streets
12 Intersections
1.5 Connectivity Ratio

8. Proximity to uses considers uses either provided on site or within 1/4 mile to incent short trips; similar to the Land Use score applied in the state's Smart Scale scoring system.

Table 11.3 Land Use Score Table

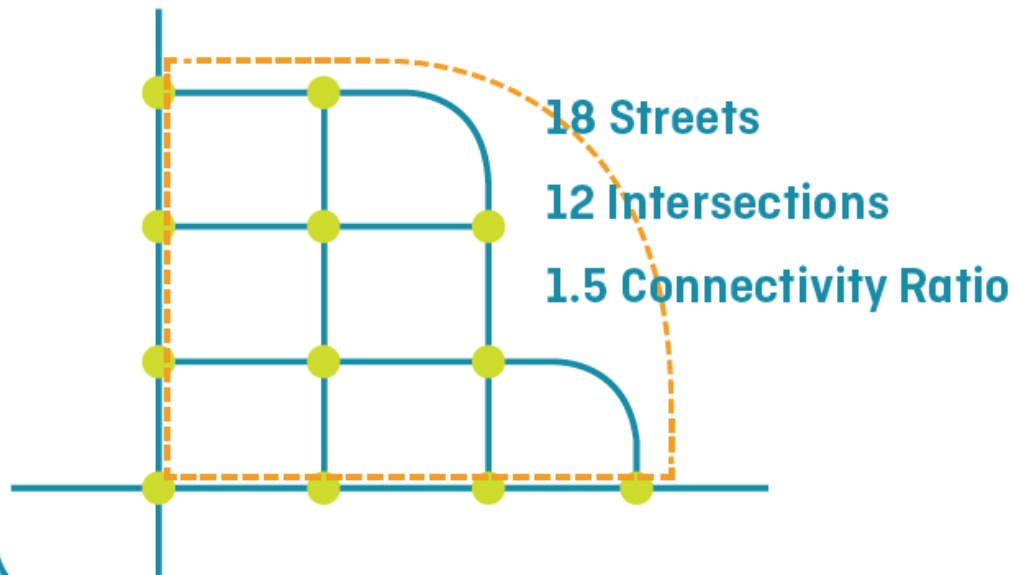
Use	Score	Weight	Score per Footage
Office	100	1.0	100
Retail	80	1.0	80
Restaurant	70	1.0	70
Bar	60	1.0	60
Hotel	50	1.0	50
Apartment	40	1.0	40
Multi-Family	30	1.0	30
Single-Family	20	1.0	20
Public	10	1.0	10
Open Space	0	1.0	0
Other	0	1.0	0

RENAISSANCE PLANNING



FORM-BASED DESIGN PROFFERS

7. Connectivity Index considers the ratio of intersections to street segments to incent short, walkable blocks on dedicated rights of way for streets, alleys, or sidewalks providing through-block connections.



8. Proximity to uses considers uses either provided on site or within ½ mile to incent short trips; similar to the Land Use score applied in the state’s Smart Scale scoring system.

Table 11.2 Local Non-Work Access Value

Destination Type	Definition (specific destinations included)	Points per destination
Bank	Bank, ATM	0.74 (up to 15 occurrences)
Education	School	5.6 (up to 2 occurrences)
Entertainment	Cinema, Performing Arts, Museum, Nightlife, Sports Complex, Convention/Exhibition Center, Sports Center, Animal Park	5.6 (up to 2 occurrences)
Food & Drink	Restaurants, Coffee Shop, Winery, Bar or Pub	0.25 (up to 45 occurrences)
Grocery	Grocery	3.7 (up to 3 occurrences)
Healthcare	Hospital, Medical Service, Pharmacy	3.7 (up to 3 occurrences)
Public Services	Library, Post Office, Community Center, City Hall, Court House, Police Station	3.7 (up to 3 occurrences)
Recreation	Golf Course, Ice Skating Rink, Campground, Park/Recreation Area	3.7 (up to 3 occurrences)
Shopping	Shopping, Convenience Store, Clothing Store, Department Store, Specialty Store, Home Improvement & Hardware Store, Office Supply & Service Store, Bookstore, Home Specialty Store, Sporting Goods Store, Consumer Electronic Store	0.34 (up to 33 occurrences)
Total points		100