



PRINCE WILLIAM
COUNTY

Zoning Text Amendments

DPA 2016-00020
Mixed Use Zoning District
&

DPA 2020-00007
DCSM Amendments to Incorporate MUZD

PC Work Session

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9/11/2019

Background-Timeline

- On June 21, 2016, the Board of County Supervisors initiated a Zoning Text Amendment (ZTA) to allow flexibility in the mix of uses and development standards for mixed-use developments.
- November 29, 2018- Kickoff meeting with our consultant. (TLC Grant)
- February 1 & March 15, 2019: Held DORAC Work Sessions
- April 24, 2019: Held a public meeting
- May 15, 2019: Conducted a Planning Commission Work Session
- May 31, 2019: MUZD Recommendation Report completed by Renaissance Planning Group
- June 6, 2019: Submitted to MUZD presentation to DORAC/CDC via email
- June 21, 2019: Held DORAC/CDC Work Session
- August 30, 2019: Presented MUZD draft text and DCSM Amendments to DORAC/CDC.

Background-Process

- Staff gathered input from the Commercial Development Committee, Development Ordinance Review Team and other stakeholders.
- Consultant and staff researched other jurisdictions policy and text.
- Draft text and concepts were developed and discussed at a series of meetings with stakeholders.
- Staff received input and adjusted language from stakeholders.

Strategic Plan

- On January 24, 2017, the Board adopted the 2017 Strategic Plan.
- The proposed amendments align with strategic plan goals to:
 - Increase the commercial tax base to 35%
 - Increase business retention rate
 - Increase at-place employment
 - Increase annual growth in small businesses
 - Expand commercial tax base in redevelopment areas

Why is there a need for MUZD?

- Current zoning regulations within the County, including mixed-use districts, focus on lists of uses and development standards with an emphasis on separating buildings with yards and buffers, and accommodating the needs of automobiles.
- To implement the vision of Small Area Plans within the County, as vibrant mixed-use multi modal centers, a paradigm shift to the Zoning framework is necessary.
- There is currently a disconnect between existing regulations and the long-range vision of the Small Area Plans, leaving the County with a lack of implementation tools.

Benefits of Mixed-Use Zoning

Several benefits of mixed-use development include:

- Reduction in vehicle miles traveled, resulting in lower greenhouse gas emissions, lower commuting costs, and decreased road congestion.
- More balanced transportation systems that support walking, bicycling, and public transit, as well as driving.
- Livelier urban spaces with public gathering places and a variety of shops, restaurants, and entertainment.
- Complete neighborhoods where residents can live, work, and play.
- Diversity of housing for people of all incomes and at all stages of life.
- More vibrant commercial areas that provide retail and services for patrons.
- More compact development that helps preserve open space in outlying areas by reducing the need and demand for low-density, sprawling development.
- Efficient use of services and infrastructure, resulting in cost savings for the public.

Challenges with Mixed-Use Zoning

Several of the Challenges of Mixed-Use Zoning include:

- Must be incorporated in the right area.
- Large scale mixed-use development can be a complex and a time-consuming process.
- The uses within a mixed-use development must be marketable in their own right, and also work together as a whole development.
- It requires detailed but flexible planning, along with management and capital resources in order to be successfully developed.
- Mixed-use development can require additional administration to the review and assure elements of the Master Zoning Plan are implemented.

MUZD Draft Text & DCSM Amendments

- **The MUZD Draft Text consists of five areas necessary to implement this new district.**
- **The DCSM Amendments consists of six areas modified to complement the language in the MUZD.**



Proposed MUZD Draft Text Language

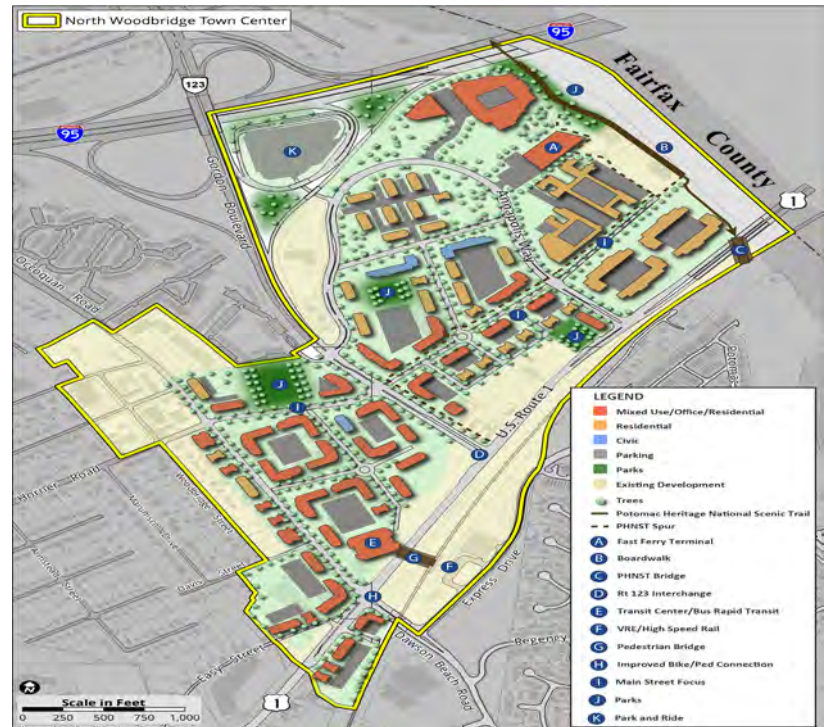
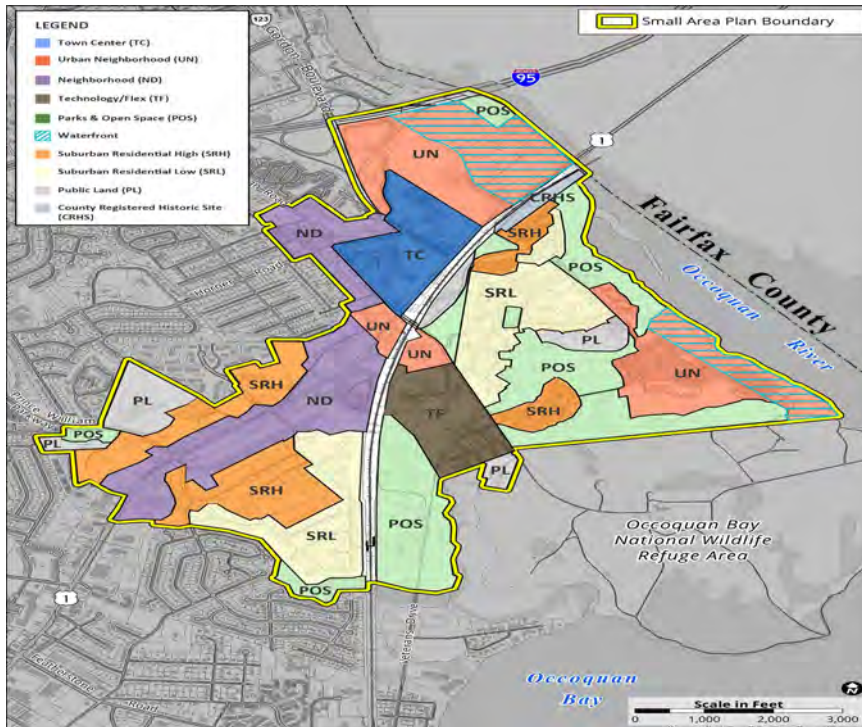
Five Areas of the MUZD Draft Text

1. Intent & Location
2. Definitions
3. Form-based Design Review
4. Uses/Secondary/SUP
5. General Development Standards











Intent & Location of MUZD

- The Mixed Use Zoning District (MUZD) is a family of mixed-use zones intended to encourage a mix of residential and commercial uses in a single zoning designation for multiple, integrated and related structures.
- The MUZD is implemented in locations identified in Small Area Plans as adopted as a part of the Comprehensive Plan.



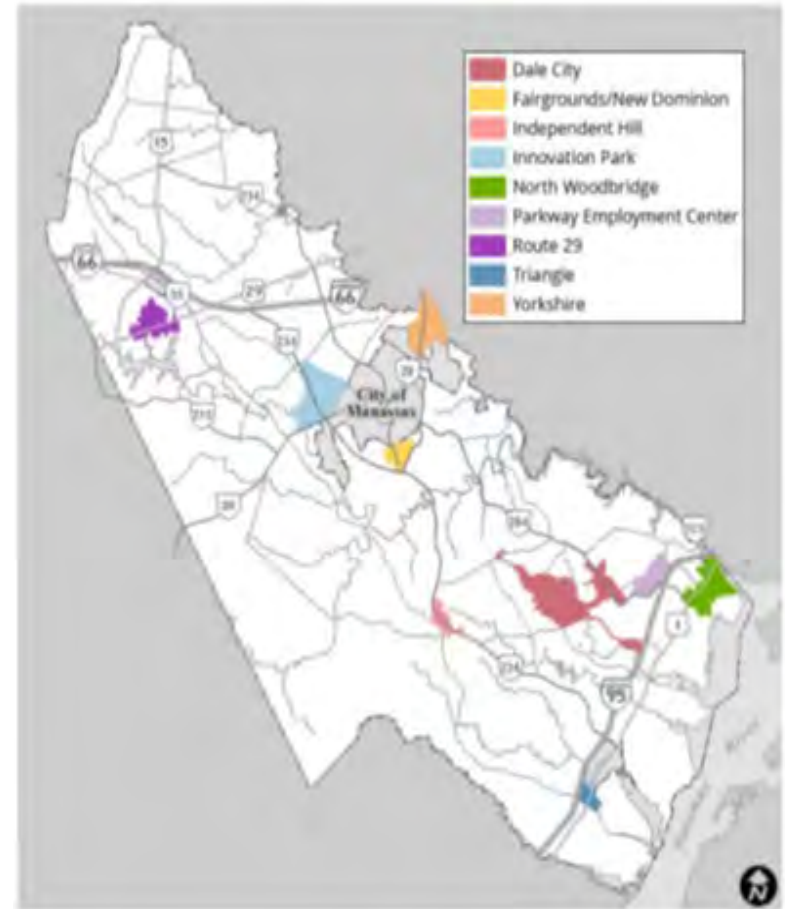
Small Area Plan Land Description/Uses

		Town Center	Urban Neighborhood	Neighborhood	Technology/Flex
DESCRIPTION					
					
		<p>Town Centers provide a mix of uses arranged in a pedestrian-friendly urban form. These centers are locations for regional commercial and entertainment destinations as well as access to amenities for adjacent residential and employment centers.</p> <p>Streets are interconnected and multi-modal with parking located behind buildings. Short blocks with shallow setbacks and on-street parking are appropriate.</p>	<p>Urban Neighborhoods are an opportunity to develop higher density, mixed-use residential close to transit (VRE) or town centers. They mix housing types that meet the needs of all ages and economic groups. Small-scale office, retail and service uses are integrated into the neighborhood.</p> <p>Neighborhood design is based on traditional neighborhood principles, emphasizing pedestrian activity. Development should be in short blocks with homes oriented to the front of the lot with shallow setbacks. Parking is on-street or in alleys. Waterfront areas of Urban Neighborhoods are more densely developed and have a greater proportion of non-residential uses.</p>	<p>Neighborhoods provide a focus on local employment uses within an urban, mixed-use environment. First-floor retail and commercial establishments and/or the inclusion of multi-family housing can support developments.</p> <p>The intent is to create vibrant, diverse places to accommodate a variety of business and housing development needs. Buildings have short to medium setbacks and varying block sizes. Parking is predominantly structured with accommodations for on-street and limited surface parking.</p>	<p>Technology/Flex Industrial areas provide opportunities for production, flex office/warehouse space, and warehousing uses that do not require large outdoor storage or produce nuisances such as noise, dust or vibration. They are less hazardous and limited impacts on surrounding areas compared to heavy manufacturing. Buildings in this area have medium to deep setbacks and larger block sizes. Surface parking is acceptable.</p>
USES	Primary Uses	<ul style="list-style-type: none"> • Retail & Service Commercial • Office • Entertainment Commercial • Multi-Family Residential • Government Contracting • Hotel 	<ul style="list-style-type: none"> • Multi-Family Residential • High-Density Townhouses • Retail & Service Commercial <p>In addition, Waterfront only:</p> <ul style="list-style-type: none"> • Hotel/Conference Center • Office • Government Contracting 	<ul style="list-style-type: none"> • Multi-Family Residential • Retail & Service Commercial • Civic, Cultural, Community Institutional 	<ul style="list-style-type: none"> • Healthcare • Federal Government Contracting • Research & Development • Flex Space • Light Industrial • Warehousing & Logistics • Advanced Manufacturing
	Secondary Uses	<ul style="list-style-type: none"> • Civic, Cultural, Community Institutional 	<ul style="list-style-type: none"> • Active Adult Retirement Communities • Office <p>In addition, Waterfront only:</p> <ul style="list-style-type: none"> • Recreation • Entertainment/Commercial 	<ul style="list-style-type: none"> • Office • Institutional • Hotel • Healthcare • Local Government Contracting 	<ul style="list-style-type: none"> • Retail & Service Commercial • Office • Institutional • Retail & Service Commercial

Intent & Location of MUZD

Outside SAP Existing Mixed-Use LRLU Designations

- **Urban**
 - Mass Transit Node (MTN)
 - Regional Commercial Center (RCC)
 - Regional Employment Center (REC).
- **Suburban**
 - Community Employment Center (CEC)
- **Potomac Communities**
 - Village Mixed Use (VMU)
 - Urban Mixed Use (UMU)



Definitions

Definitions created to apply in the MUZD zones:

a. *Block length*



b. *Proximity of Use*

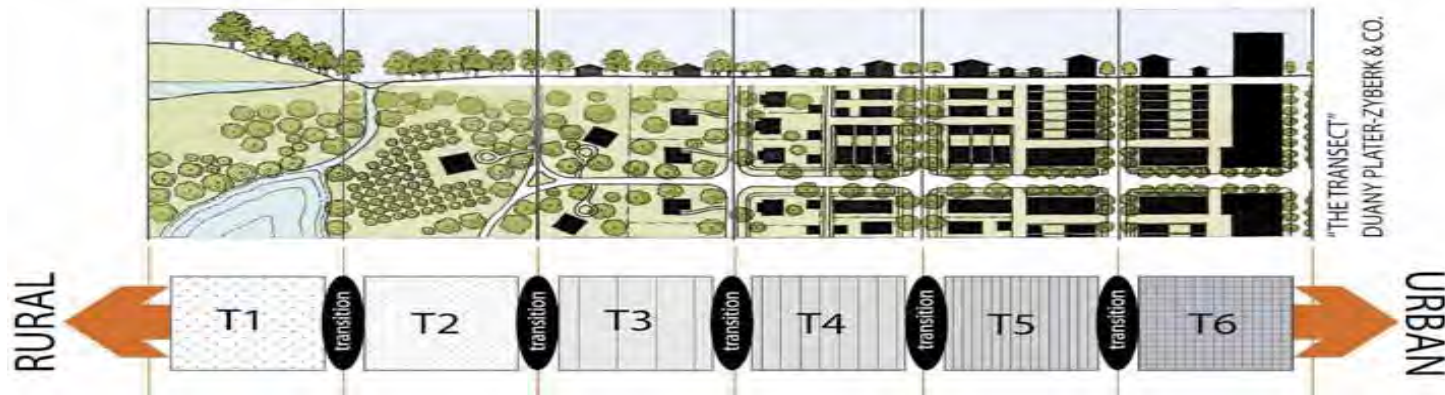


c. *Street Wall*



Definitions (Continued)

d. *Transect zones*



TRANSECT ZONE INTENSITY			
Transect Zone	Activity Density (Jobs + people/acre)	Gross Development FAR (residential + non-residential)	Net Development FAR (residential + non-residential)
T-1	1 or less	0.01 or less	0.02 or less
T-2	1 to 10	0.01 to 0.15	0.02 to 0.23
T-3	10 to 25	0.15 to 0.37	0.23 to 0.57
T-4	25 to 60	0.37 to 0.9	0.57 to 1.38
T-5	60 to 100	0.9 to 1.49	1.38 to 2.3
T-6	100 or more	1.49 or more	2.3 or more

Definitions Transects Zones

T6




MIXED USE INTENSITY	High
ACTIVITY DENSITY (jobs + people/ac)	100+ /ac
AVG. BLDG. HEIGHT	8+ Stories
TYPICAL MAX BLDG. HEIGHT	20+ Stories
TYPICAL NET FAR	2.30+
SUPPORTED TRANSIT TECHNOLOGY	LRT/Rail

T5




MIXED USE INTENSITY	High
ACTIVITY DENSITY (jobs + people/ac)	60-100/ac
AVG. BLDG. HEIGHT	6 Stories
TYPICAL MAX BLDG. HEIGHT	12 Stories
TYPICAL NET FAR	1.38-2.30
SUPPORTED TRANSIT TECHNOLOGY	BRT/LRT

T4



MIXED USE INTENSITY	Moderate
ACTIVITY DENSITY (jobs + people/ac)	25-60/ac
AVG. BLDG. HEIGHT	4 Stories
TYPICAL MAX BLDG. HEIGHT	8 Stories
TYPICAL NET FAR	0.57-1.38
SUPPORTED TRANSIT TECHNOLOGY	Express Bus

T3




MIXED USE INTENSITY	Moderate
ACTIVITY DENSITY (jobs + people/ac)	10-25/ac
AVG. BLDG. HEIGHT	3 Stories
TYPICAL MAX BLDG. HEIGHT	5 Stories
TYPICAL NET FAR	0.23-0.57
SUPPORTED TRANSIT TECHNOLOGY	Fixed Route Bus

T2

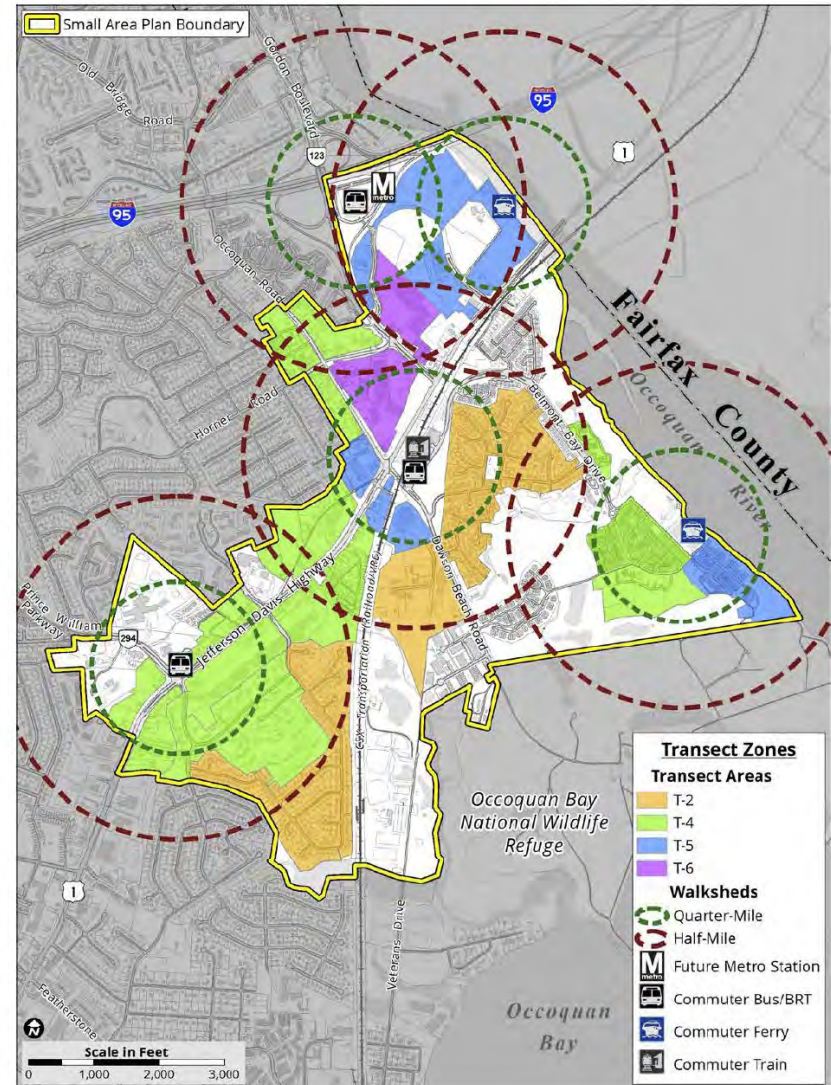


MIXED USE INTENSITY	Low
ACTIVITY DENSITY (jobs + people/ac)	1-10/ac
AVG. BLDG. HEIGHT	1.5 Stories
TYPICAL MAX BLDG. HEIGHT	3 Stories
TYPICAL NET FAR	0.02-0.23
SUPPORTED TRANSIT TECHNOLOGY	Demanded Response

T1



MIXED USE INTENSITY	Very Low
ACTIVITY DENSITY (jobs + people/ac)	0-1/ac
AVG. BLDG. HEIGHT	1 Stories
TYPICAL MAX BLDG. HEIGHT	2 Stories
TYPICAL NET FAR	0-0.02
SUPPORTED TRANSIT TECHNOLOGY	Demanded Response



Form-Based Design Standards

Form-Based Design Standards

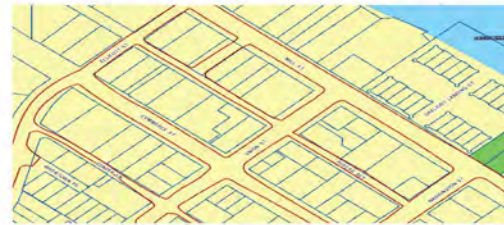
- Applicant shall provide a Master Zoning Plan with form-based design to address the following eight (8) site layout elements:

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. **Block length** considers the distance between streets to promote a walkable site.



Occoquan Village, Occoquan, VA

3. **Street Wall** considers the front of a building location in relation to the street boundary.



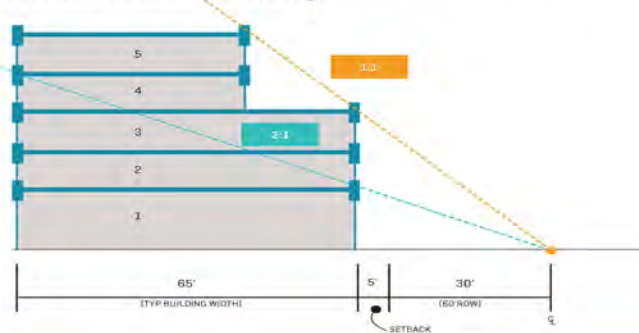
Credit: Google Earth

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



Form-Based Design Standards (Continued)

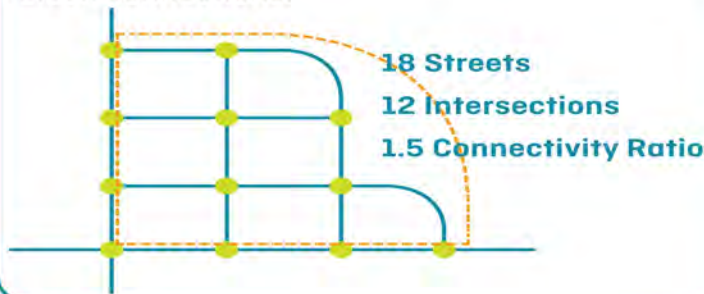
5. Enclosure ratios consider the relationship between building height and street width to incent suitable street framing.



6. Building facade permeability considers the percentage of ground floor frontage covered by windows and doors to incent sidewalk activity.



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

Form-Based Design Standards (Continued)

Administrative Process

- An applicant meeting the ideal ranges below as well as the building height limits identified in Sec. 32-352.09 will be allowed to proceed as by right with a form-based design review by the Planning Director or their designee.

Form Based Element	Ideal Range
1. Density	15%-85% Max FAR
2. Block Length	200-600 ft.
3. Street Wall	50-100 %
4. Front Setbacks	5 - 20 feet setback
5. Enclosure Ratio	1.1 to 2.1
6. Façade Permeability	30-60%
7. Connectivity Index	1.2-2.0
8. Proximity of Use	2-7

- An applicant that does not meet the ideal ranges of the form based design will need to submit a special use permit.

5. Variety of Uses, Secondary Uses and Special Uses added.



Zoning District	Uses By Right
<u>Commercial</u>	
B-1	65
B-2	50
<u>Office</u>	
O (L)	21
O (M)	21
O (H)	21
<u>Industrial</u>	
M-2	43
<u>Other</u>	
(V) District	44
MUZD	83

Uses permitted by right.

- **Altogether there are 83 listed uses by right in the MUZD.**
- **Comprehensive list allows flexibility while preventing any compatibility issues.**
- **Rather than listing prohibited uses to address undesirable uses of non residential zoning district.**

General Development Standards

Guidelines to General development standards for non-residential and mixed-use areas include:

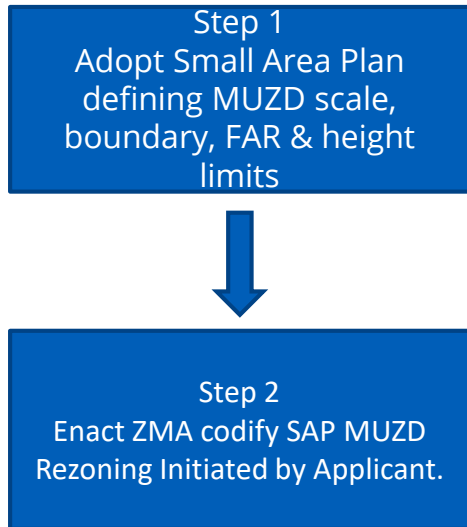
- Modified Maximum FAR and Maximum and Minimum Height limits.

	T-2	T-3	T-4	T-5	T-6
Maximum Overall FAR.	0.23	0.57	1.38	2.30	2.70

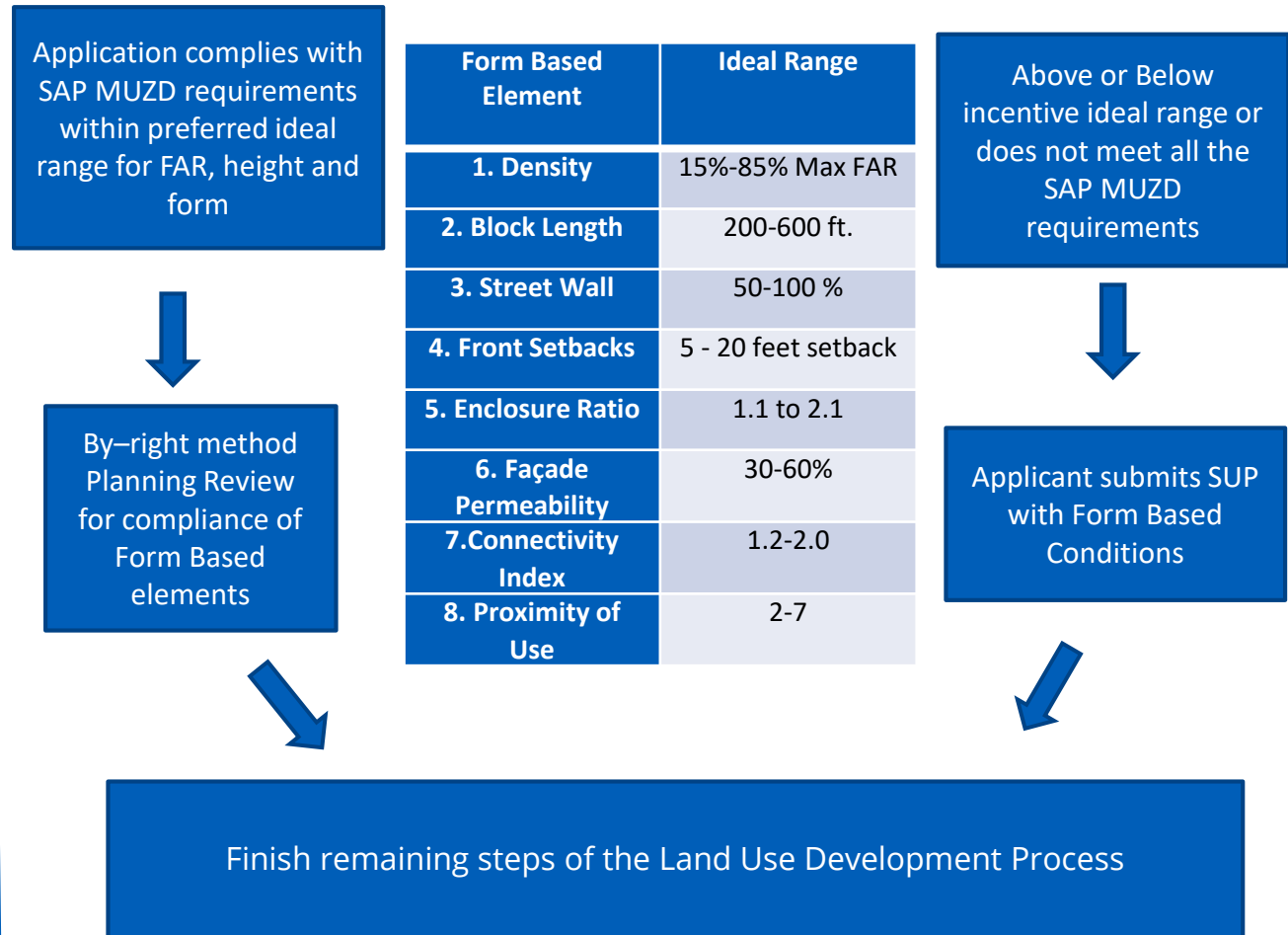
	T-2	T-3	T-4	T-5	T-6
Minimum Building Height			20 feet	40 feet	45 feet
Maximum Building Height	30 feet	45 feet	60 feet	150 feet	250 feet

How Would MUZD be Applied? Range Incentive Driven

(Legislative Process)



(Administrative Process)



Proposed Changes made to the DCSM

Six areas of proposed changes in the DCSM to make compatible with the Proposed MUZD Text.

1. Functional Classification of Streets (Section 601.02):

- Include Small Area Plans and MUZD under Urban Street.

2. Trip Generation Standards (Section 602.03):

- Allows for adjustment of internal trips for evaluating traffic generation of mixed use.

3. Alleyways in Planned Districts (Section 602.16.2):

- Alleyways will be allowed in MUZD districts by right.

Proposed Changes made to the DCSM (Continued)

4. General requirements for Off- Street Parking (Section 610.01):

- In MUZD, reduces minimum required spaces by 15%.
- Allows for parking lot on a lot other than that lot on which the principal use is located.

5. Parking Credit Allowance (Section 610.03):

- (30%) of the required parking spaces may be waived
- (15%) reduction for non-residential when public parking is provided within 500 feet of a site.

Proposed Changes made to the Draft DCSM (Continued)

6. Buffer Areas in General (Section 802.10):

- For areas within a MUZD, buffer areas normally required based on proposed uses will not be required and may be waived through Administrative approval.

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	14
RESIDENTIAL														
1. Single-Family Detached		A	B	B	B	D	D	B	C	B	C	C	C	B
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	B
3. Single-Family Attached	B	A		B	B	D	D	B	C	B	C	C	C	B
4. Multifamily	B	B	B		B	D	D	A	C	B	C	C	C	
PUBLIC/SEMIPUBLIC														
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	C
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	D
13. Heavy	C	C	C	C	C	D	D	C	A	B	B	A		C
14. MIXED USE	B	B	B						C				D	C

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

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

Next Steps for ZTA & DCSM Amendments

- 9/27/2019- DORAC-DORT
- 10/16/2019 Planning Commission Public Hearing
- If approved by the PC, a BOCS Work Session will be scheduled.