

PLANNING COMMISSION RESOLUTION

MOTION: HOSEN

**April 1, 2009
Regular Meeting
Res. No. 09-043**

SECOND: HOLLEY

**RE: COMPREHENSIVE PLAN AMENDMENT #PLN2006-00488,
LONGLEVEL NEIGHBORHOODS, GAINESVILLE MAGISTERIAL
DISTRICT**

ACTION: SPLIT THE MOTION

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Planning Commission does hereby split the motion on Comprehensive Plan Amendment Longlevel Neighborhoods.

Votes:

Ayes: Holley, Hosen

Nays: Bryant, Burgess, Fry, Hendley, Friedman

Absent from Vote: None

Absent from Meeting: Gonzales

MOTION FAILED TO CARRY

CERTIFIED COPY

M. Christie Thompson

Clerk to the Commission

PLANNING COMMISSION RESOLUTION

MOTION: HENDLEY April 1, 2009
Regular Meeting
Res. No. 09-044
SECOND: FRY
RE: COMPREHENSIVE PLAN AMENDMENT #PLN2006-00488, LONGLEVEL
NEIGHBORHOODS, GAINESVILLE MAGISTERIAL DISTRICT
ACTION: RECOMMEND ADOPTION

WHEREAS, under Section 15.2-2229 of the Code of Virginia, Ann., the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, this is a request to amend the Long Range Land Use Plan to change the designation of +/-49.6 acres from Suburban Residential Low to Semi-Rural Residential; and

WHEREAS, by way of Resolution No. 06-243, the Board of County Supervisors initiated consideration of Comprehensive Plan Amendment #PLN2006-00488, Longlevel Neighborhoods on March 14, 2006 and referred it to the Prince William County Planning Commission; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on April 1, 2009, at which time public testimony was received and the merits of the above-referenced comprehensive plan amendment were considered; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the adoption of this comprehensive plan amendment;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Planning Commission does hereby recommend adoption of Comprehensive Plan Amendment #PLN2006-00488, Longlevel Neighborhoods.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Prince William County Planning Commission does hereby recommend that the Prince William Board of County Supervisors consider expanding the study area west and south of the subject area in a future Comprehensive Plan Amendment.

Votes:

Ayes: Bryant, Hendley, Hosen, Friedman

Nays: Burgess, Fry, Holley

Absent from Vote: None

Absent from Meeting: Gonzales

MOTION CARRIED

CERTIFIED COPY

M. Christine Thompson

Clerk to the Commission



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PLANNING
OFFICE

Stephen K. Griffin, AICP
Director of Planning

March 20, 2009

Staff Report

Comprehensive Plan Amendment #PLN2006-00488, Longlevel Neighborhoods
(Gainesville Magisterial District)

Planning Commission Public Hearing: April 1, 2009
Staff Recommendation: Approval

I. Background is as follows:

- A. Comprehensive Plan Amendments – Under the Code of Virginia, the Board of County Supervisors can initiate amendments to the adopted Comprehensive Plan. The Board of County Supervisors initiated CPA #PLN2006-00488, Longlevel Neighborhoods, on March 14, 2006, as part of the annual Comprehensive Plan Amendment initiation process.
- B. Request – This is a request to amend the Comprehensive Long-Range Land Use Plan from SRL, Suburban Residential Low, to SRR, Semi-Rural Residential.
- C. BOCS Initiation – On March 14, 2006, the Board of County Supervisors initiated this CPA request with an extended study encompassing 49.6 acres.
- D. Site Location - The study area includes all or part of 36 parcels located within Longlevel Estates, Longlevel Acres (Sections 2 and 3) and Piedmont (Section 17). The eastern line of the study area abuts the boundary of the existing SRR zone, which bisects several parcels south of Lightner Road. The western line of the study area follows existing parcel boundaries. Generally, the study area is south of Lightner Road, between Omland Place and Chamberry Circle. See Attachment A for map locations.

The following parcels are currently planned SRL, in their entirety; each will be re-designated to SRR with this CPA:

7398-18-8728, 7398-17-7989, 7398-17-7559, 7398-27-0588, 7398-27-0053, 7398-27-0026, 7398-27-3346, 7398-27-2919, 7398-27-6347, 7398-27-5724, 7398-27-5403, 7398-26-5382, 7398-26-4859, 7398-27-9314, 7398-26-9384, 7398-26-8265, 7398-26-8648, 7398-36-0542, 7398-36-1531, 7398-36-3641, 7398-26-5030, 7398-26-7224.

The following list identifies properties which are split-planned SRL and SRR. Only the SRL portion is part of the CPA study area. The CPA will re-designate the SRL portion of these parcels to SRR - making the entire parcel SRR. The following parcels have portions proposed to be re-designated to SRR:

7398-28-1523, 7398-28-4619, 7398-27-4078, 7398-27-7190, 7398-27-6769, 7398-27-9853, 7398-27-9535, 7398-37-2215, 7398-36-2098, 7398-36-2180, 7398-36-1564, 7398-36-4359, 7398-36-6255, 7398-36-5941.

- E. Existing Zoning and Land Use – The properties within the study area zoned A-1, Agricultural, are within the Longlevel and Longlevel Acres (Sections 2 and 3) subdivisions. The properties within the study area zoned PMR, Planned Mixed Residential, are within the Piedmont (Section 17) subdivision. These lots contain single family residential dwellings.
- F. Adjacent Land Uses - The study area is bounded by single family detached dwellings zoned A-1 within the Longlevel Acres subdivision, an elementary school, residential properties zoned PMR within the Piedmont subdivision, and properties zoned RPC (across Lightner Road).

II. Current Situation is as follows:

- A. Office of Planning Recommendation – The Office of Planning recommends approval of Comprehensive Plan Amendment #PLN2006-0488, Longlevel Neighborhoods. See Attachment B for the staff analysis.
- B. Planning Commission Public Hearing – A public hearing before the Planning Commission is scheduled for April 1, 2009.

III. Issues are as follows:

- A. Policy - What are the broad Board policy and Comprehensive Plan implications if this initiated study request is approved?
- B. Zoning and Site Development – What zoning districts would be consistent with this CPA?

- C. Community Input – Have members of the community raised any issues?
- D. Other Jurisdictional Comments - Have other jurisdictions raised any issues?
- E. Legal – What are the pertinent legal issues associated with this proposal?
- F. Timing – Is there a time limit for the Planning Commission to take action on this proposal?

IV. Alternatives are as follows:

- A. Recommend approval of CPA #PLN2006-00488, Longlevel Neighborhoods.
 - 1. Policy – Housing Policy 1 in the Comprehensive Plan is to preserve and improve existing neighborhoods. The SRR designation would reflect and preserve the existing density in the Longlevel Neighborhoods study area.
 - 2. Zoning and Site Development – The existing zoning is A-1, Agricultural, and PMR, Planned Mixed Residential. The semi-rural residential districts – SR-1, SR-3, and SR-5 – would implement the SRR designation. A rezoning application to change the A-1 zoning has not been submitted and is not required.
 - 3. Community Input – Ten (10) property owners requested the Comprehensive Plan Amendment. The Board of County Supervisors initiated the CPA with an expanded area to include 36 properties in the Longlevel Estates, Longlevel Acres (Sections 2 and 3), and Piedmont (Section 17) subdivisions. Notice of the Comprehensive Plan Amendment has been transmitted to owners of property in the study area, and within 200 feet of the study area.

Two meetings involving community residents and other interested parties have been held to discuss the CPA. Owners of two properties within the study area have indicated their opposition to the CPA.
 - 4. Legal – Approval of this proposal would change the Comprehensive Plan Land Use designation from SRL to SRR. Legal issues resulting from Board action should be addressed by the County Attorney.
 - 5. Timing – The Planning Commission does not have a deadline for acting on this CPA request.
- B. Recommend denial of CPA #PLN2006-00488, Longlevel Neighborhoods.

1. Policy – The extended study area would retain the SRL designation.
2. Zoning and Site Development – The existing A-1 zoning district would remain in-place. Rezoning applications to allow development of between 1 – 4 units per acre would be consistent with the SRL designation.
3. Community Input – Ten (10) property owners requested the Comprehensive Plan Amendment. The Board of County Supervisors initiated the CPA with an expanded area to include 36 properties in the Longlevel Estates, Longlevel Acres (Sections 2 and 3), and Piedmont (Section 17) subdivisions. Notice of the Comprehensive Plan Amendment has been transmitted to owners of property in the study area, and within 200 feet of the study area.

Two meetings involving community residents and other interested parties have been held to discuss the CPA. Owners of two properties within the study area have indicated their opposition to the CPA.

4. Legal – The property would continue to be designated SRL and zoned A-1 and PMR. Legal issues resulting from Board action should be addressed by the County Attorney.
5. Timing – The Planning Commission does not have a deadline for acting on this CPA request.

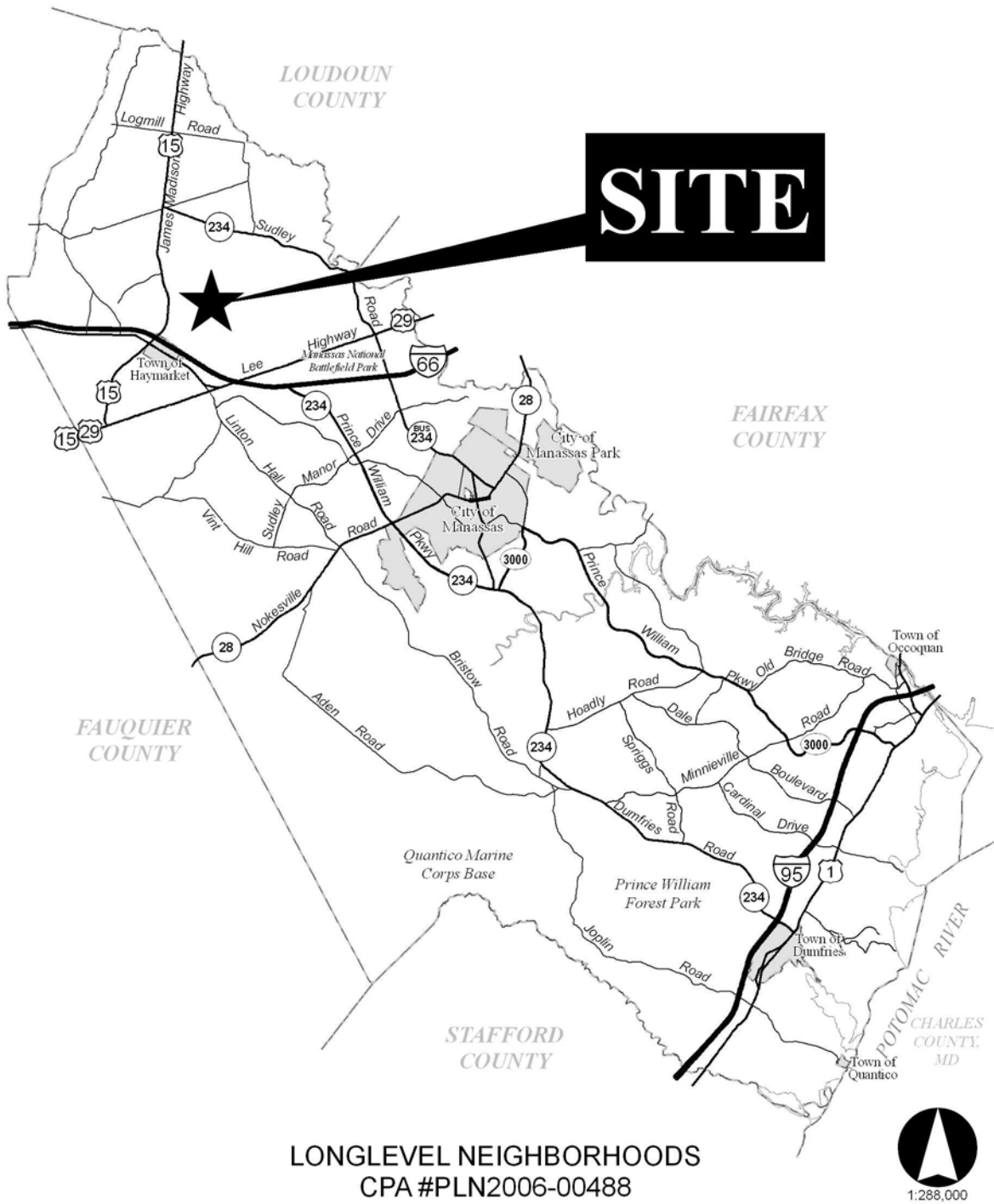
V. Recommendation – is that the Planning Commission accept Alternative A and recommend approval of CPA #PLN2006-00488, Longlevel Neighborhoods.

Staff: John E. Lassiter, AICP 703-792-7359

Attachments:

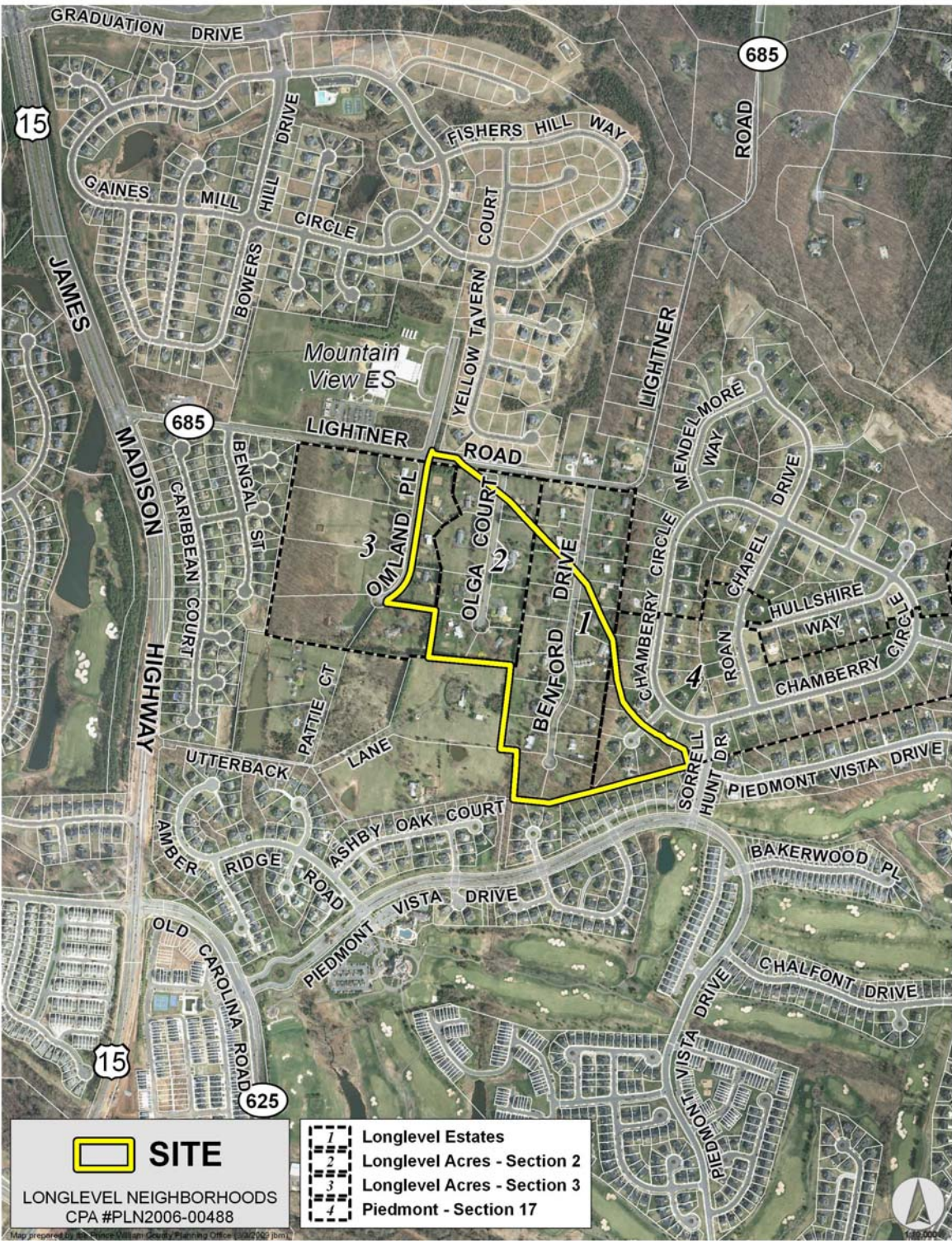
- A. Area Maps
- B. Staff Analysis
- C. BOCS Initiating Resolution

Attachment A - Maps
VICINITY MAP

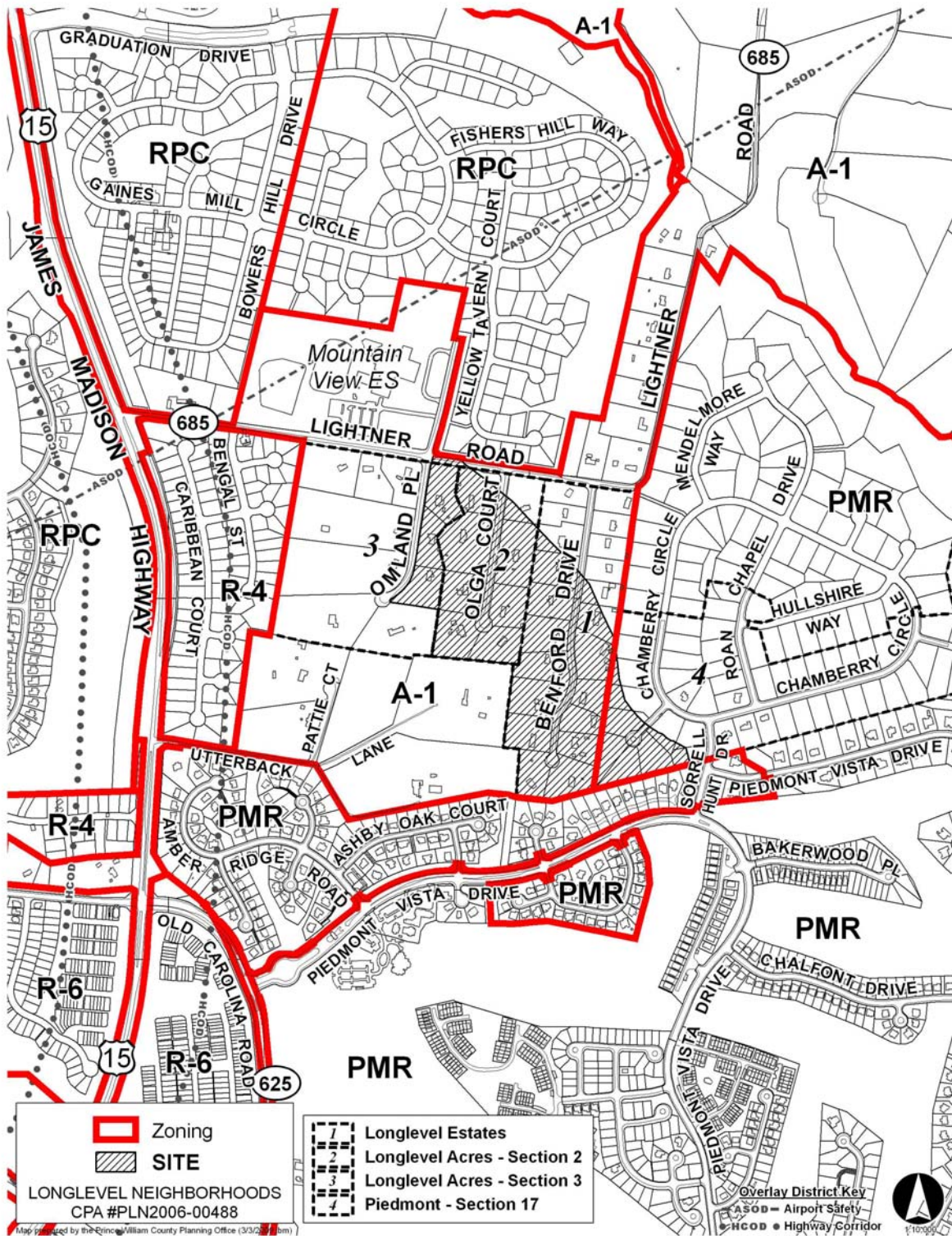


LONGLEVEL NEIGHBORHOODS
CPA #PLN2006-00488

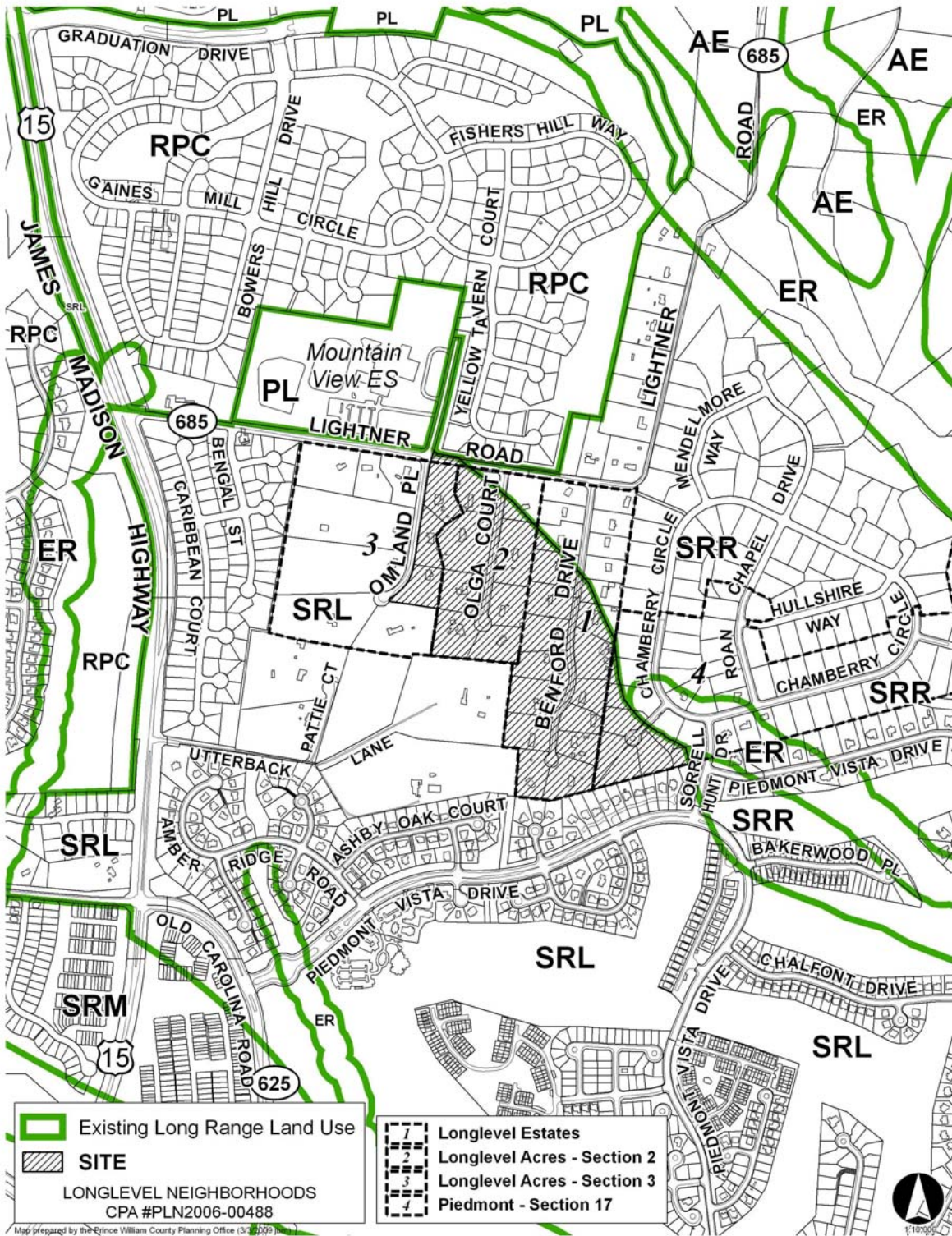
Attachment A – Maps
AERIAL MAP



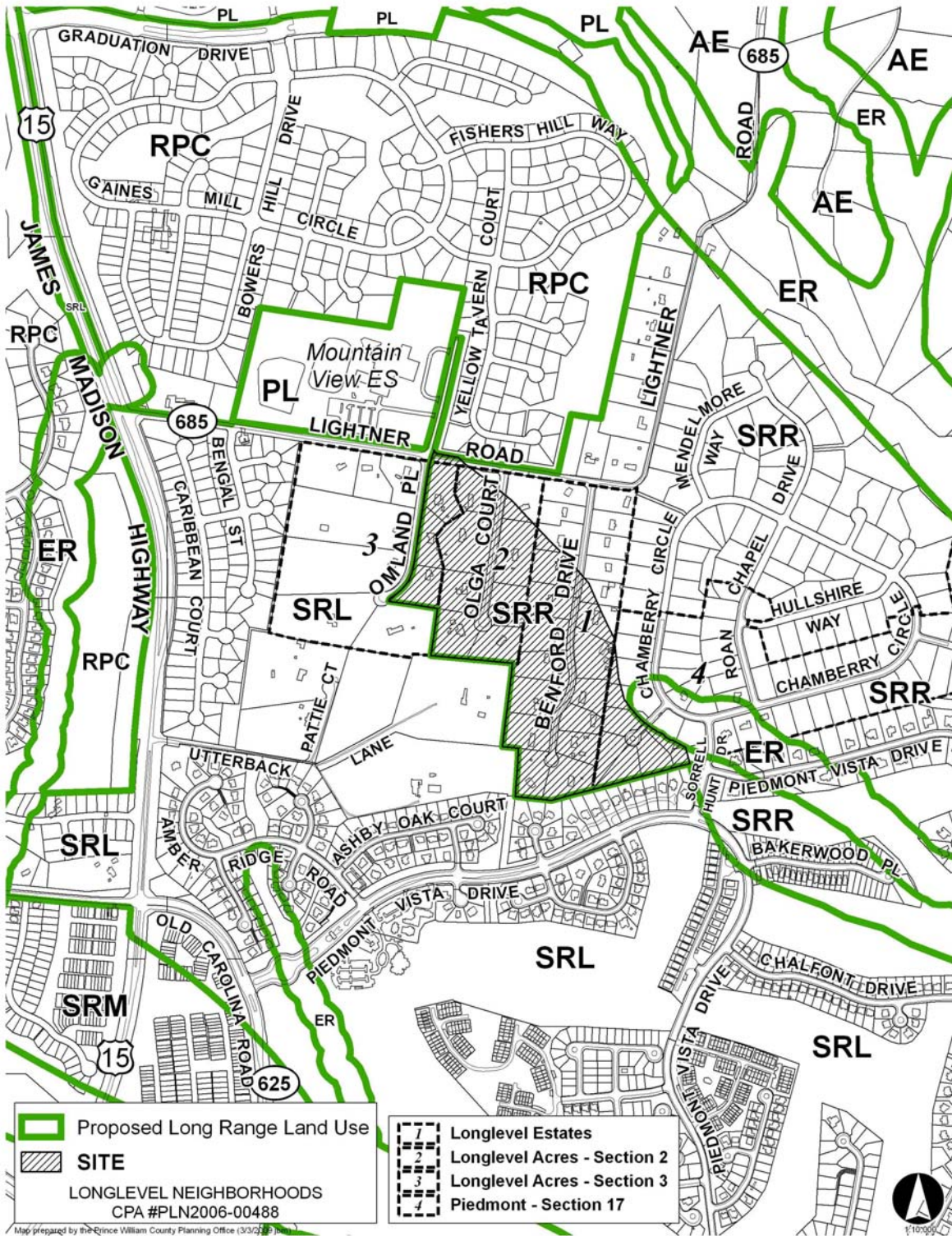
Attachment A – Maps EXISTING ZONING MAP



Attachment A – Maps
 EXISTING LONG-RANGE LAND USE MAP



**Attachment A – Maps
PROPOSED LONG-RANGE LAND USE MAP**



Comprehensive Plan Consistency Analysis

The following is staff's analysis of the proposal's consistency with the Comprehensive Plan. This analysis is based on the relevant Comprehensive Plan Long-Range Land Use Plan objectives. These objectives are used as the criteria in determining appropriateness of a Comprehensive Plan Amendment.

REQUEST – Reclassify all or part of 36 parcels in Longlevel Neighborhoods from Suburban Residential Low (SRL) to Semi-Rural Residential (SRR). The Longlevel Neighborhoods area is located south of Lightner Road, generally between Omland Place and Chamberry Circle. Properties surrounding the study area are planned SRL, SRR, ER, and RPC.

General Characteristics of Area

Development in Conformance with Comprehensive Plan - Most of the study area parcels were platted in 1977, when the area was planned Agricultural/Rural Residential in the Comprehensive Plan. The Comprehensive Plan policy regarding density for that land use designation read, "Although each rezoning application must be evaluated on its own merits, rezoning requests to residential zones more intense than A-1, Agriculture, would not be consistent with the general Land Use Policy in these areas." The Zoning Ordinance in effect at that time specified a minimum lot size of one acre in the A-1 zone.

With adoption of the 1982 Comprehensive Plan the long range land use designation for the study area was changed to Suburban Residential, with a density range of 2-4 dwelling units per acre.

The study area was designated Semi-Rural Residential (SRR) with approval of the 1991 Comprehensive Plan. That designation called for 1-4 dwelling units per acre. The land use designation was changed to SRL in a subsequent version of the Comprehensive Plan.

The lots in the study area are currently zoned A-1 and PMR, and range in size from 1.0144 to 3.1435 acres, with the exception of three parcels in Piedmont (Section 17) that are each under one acre in size. Those parcels are logically included in the study area because they are at the perimeter of the existing SRL-planned area; excluding them would result in a SRL-planned area which would separate two SRR-planned areas. Furthermore, the remainder of Piedmont Section 17 is already planned SRR.

The overall density of the study area is one dwelling unit per 1.417 acres. If based on existing density, the long range planning designation would be Semi-Rural Residential (one dwelling unit per 1-5 acres).

COMPREHENSIVE PLAN POLICY ANALYSIS CRITERIA

1. **Economic Development Opportunities** – Ensure adequate land to allow the County to compete for economic development opportunities that will bring new professional and other high-paying jobs. Focus on tourism and historic preservation as positive components of economic development.

Does not apply. Residential development does not provide economic development opportunities.

2. **Diversity of Housing** – Provide a diversity of housing types at appropriate locations within the County.

The existing SRL designation primarily is used for smaller-lot single family detached units and also allows for townhouses. Designating the area to SRR would encourage single family detached units, on larger lots.

3. **Compatible Land Uses** – Protect existing and planned land uses from the encroachment of incompatible land uses.

Longlevel Neighborhoods was developed when the area was planned for (at a minimum) one-acre lots. The land use designation of the study area was changed with the 1982 Comprehensive Plan update, and further intensified in terms of allowable density with the adoption of the 1991 Plan. The surrounding neighborhoods all contain single family residential detached dwellings. The lots to the west are of a lower density than that of the study area – one dwelling per 5.8 acres. The lots to the north, east, and south are of a higher density of 1 to 4 dwelling units per acre.

4. **Compatible Infill Development** – Encourage development that infills undeveloped portions of established neighborhoods in the Development Area, at a density and intensity that is compatible with those neighborhoods.

Members of the community expressed an interest to maintain the character, density, and land use of their neighborhood, which was developed in accordance with the Comprehensive Plan at the time of development. Infill and redevelopment at a density greater than the low end of the SRL density range would be incompatible with the density of the Longlevel Neighborhoods. This Comprehensive Plan Amendment from SRL to SRR, emphasizing preservation of the community, will preserve the density of the existing pattern of development and maintain the character of the existing neighborhood by protecting it from pressures of redevelopment.

Attachment B- Staff Analysis

5. **Environment and Open Space** – Protect environmentally sensitive land and maintain open space.

No new development is proposed with this application. Approval of the amendment will result in maintaining the current density of development in the area.

6. **Mixed-Use Neighborhoods** – Encourage, in appropriate Development Area locations, livable, planned communities with a mix of residential, nonresidential, public, and open space uses at a neighborhood scale.

A mixed-use development would not be compatible with the existing residential community. Open space is significant in the study area due to relatively large lot sizes and lot coverage restrictions.

7. **Public Services in the Development Area** – Focus future public services within the Development Area, giving priority to areas of economic development or redevelopment initiatives.

The site is within the Development Area, and will utilize existing roads and other County services. The subdivisions in the area were constructed with public water and septic. Public sewer may be available from surrounding developments.

8. **Adequate Level of Service** – Encourage adequate public utilities, facilities, and associated levels of service to serve existing and anticipated populations and businesses.

No new development is proposed by this application. LOS impacts would be considered in the event of a future rezoning of the properties.

9. **Sector Plans** – Use the sector plans to address “areas of concern” that require more detailed planning.

Does not apply.

10. **Quality of Life** – Maintain and improve the quality of life for all County residents by preserving open space, protecting valuable environmental resources, and encouraging growth in appropriate areas and locations.

Readjusting the SRR/SRL dividing line would maintain the character of existing neighborhoods and provide additional certainty about the possibility of future development in the area, at densities less than currently contemplated. The long range land use plan would maintain the current residential density, thus preserving existing open space and environmental resources.

Attachment B- Staff Analysis

11. **Mixed-use development near regional transit nodes** – Achieve high density mixed use development near existing and future regional transit centers.

Does not apply.

12. **Mass Transportation/High-density Development** – Integrate mass transportation modes and high-density, mixed-use development nodes.

Does not apply.

Recommendation: Staff recommends approval of Comprehensive Plan Amendment #PLN2006-00488 as initiated by the Board of County Supervisors.

Attachment C – BOCS Initiating Resolution

MOTION: STIRRUP
SECOND: STEWART
RE: INITIATE COMPREHENSIVE PLAN AMENDMENT #PLN2006-00488 –
LONGLEVEL NEIGHBORHOODS – GAINESVILLE MAGISTERIAL
DISTRICT
ACTION: APPROVED

March 14, 2006
Regular Meeting
Res. No. 06-243

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Prince William Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, if the Prince William Board of County Supervisors decides to initiate consideration of such an amendment, the Planning Commission must hold a public hearing on that amendment after its referral to the Planning Commission by the Prince William Board of County Supervisors; and

WHEREAS, an application for an amendment to the Comprehensive Plan was received to change the Comprehensive Plan designation of approximately 18.2 acres at 6301 Omland Place (GPIN 7398-17-7989), 6329 Omland Place (GPIN 7398-18-8728), 6320 Olga Court (GPIN 7398-27-0026), 6249 Olga Court (GPIN 7398-27-3346), 6227 Olga Court (GPIN 7398-27-2919), 6281 Olga Court (GPIN 7398-27-4078), 6250 Olga Court (GPIN 7398-27-0053), 6329 Olga Court (GPIN 7398-28-4619), 5762 Benford Drive (GPIN 7398-27-5403), and 5768 Benford Drive (GPIN 7398-26-4859) from Semi-Rural Residential (SRR) to Suburban Residential Low (SRL); and

WHEREAS, this neighborhood is the dividing line between SRL and SRR, with the dividing line now crossing through individual lots within this neighborhood; and

WHEREAS, the eastern portions of this neighborhood contain existing neighborhoods that are more appropriately characterized as SRR and about SRR properties to the east; and

WHEREAS, the general welfare and good planning practice are served by initiation of the proposed amendment to the Comprehensive Plan;

March 14, 2006
Regular Meeting
Res. No. 06-243
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WHEREAS, definition and initiation of a wider study area, including approxi-