

MOTION:

**December 8, 2015
Regular Meeting
Res. No. 15-**

SECOND:

**RE: COMPREHENSIVE PLAN AMENDMENT #PLN2013-00186, STONE
HAVEN – BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request to change the Long Range Land Use designation in the Comprehensive Plan of +/- 864 acres from SRL, Suburban Residential Low, FEC, Flexible Use Employment Center, and ER, Environmental Resource, to adopt the Stone Haven Land Use Plan that includes residential, employment, parks and open space, and transitional land use areas; and

WHEREAS, this is also a request to adopt associated land use plan text to support development consistent with the Stone Haven Study; and

WHEREAS, the site is located on the south side of Wellington Road, west of Devlin Road, north of Linton Hall Road and is identified on County maps as GPINs 7496-65-4921, 7496-37-4872(pt), and 7496-35-1841(pt) and 7496-65-4921; and

WHEREAS, staff has reviewed the subject application and recommends approval as stated in the staff report; and

WHEREAS, the Planning Commission, at its public hearing on September 3, 2014, recommended approval as stated in Planning Commission Resolution Number 14-080; and

WHEREAS, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on October 7, 2014 and interested citizens were heard, and the Board deferred the public hearing on Comprehensive Plan Amendment #PLN2013-00186, Stone Haven to the evening session of the third meeting of January 2015, as stated in Resolution Number 14-626; and

WHEREAS, this request was scheduled for the January 20, 2015 Board of County Supervisors' public hearing, which was duly advertised in a local newspaper for a period of two weeks; and

WHEREAS, on January 13, 2015, at the request of the applicant, the Board of County Supervisors deferred the Comprehensive Plan Amendment #PLN2013-00186, Stone Haven case to a date uncertain as stated in Resolution Number 15-30; and

December 8, 2015
Regular Meeting
Res. No. 15-
Page Two

WHEREAS, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on December 8, 2015 and interested citizens were heard; and

WHEREAS, the Board of County Supervisors believes that public general welfare, as well as good planning practices are served by the adoption of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby adopt Comprehensive Plan Amendment #PLN2013-00186, Stone Haven.

ATTACHMENT: Stone Haven Land Use Plan

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

Peter M. Dolan
Walsh, Colucci, Lubeley & Walsh, P.C.
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

ATTEST: _____
Clerk to the Board

Attachment A – Stone Haven Study Land Use Plan

Stone Haven Land Use Plan

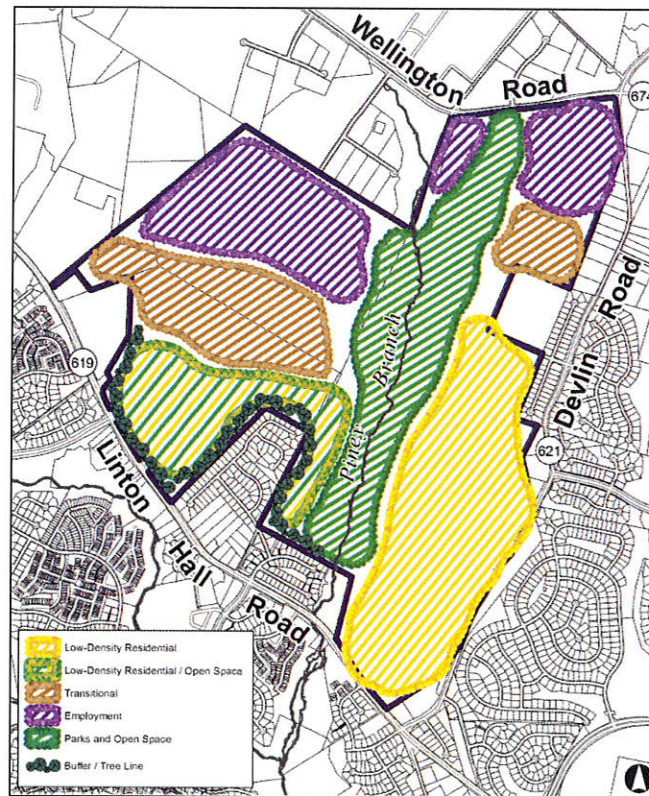
Action Strategies

1. The proposed land uses should be in general conformance with the Stone Haven Study Land Use Map (Figure 1). The following designations are identified on the map:
 - a. Low-Density Residential – Areas with this designation should be developed with residential uses generally consistent with SRL and at a density similar to the adjoining neighborhoods. Employment uses should be excluded.
 - b. Low-Density Residential/Open Space – Areas with this designation should be developed with residential uses generally consistent with SRL and at a density similar to the adjoining neighborhoods and open space uses. Employment uses should be excluded.
 - c. Transitional – Areas with this designation should be developed with higher intensity, well-integrated mix of uses that would provide a transition from the low density residential uses along Linton Hall Road and the industrial employment uses along Wellington Road. Uses in this area could include a mix of residential, commercial, office, open space, and public facilities uses. Residential density should be generally consistent with the standards in the SRM District.
 - d. Employment – Areas with this designation should be developed with a mix of employment uses. Residential uses should be excluded.
 - e. Parks and Open Space – Areas with this designation should be preserved as open space and provide opportunities for passive recreational opportunities.
 - f. Buffer/Tree Line – This designation indicates areas where special attention should be given to significant tree preservation and to providing appropriate buffers along existing neighborhoods.
2. The proposed land uses should be compatible with adjacent land uses. Residential development should not intrude into the Wellington Road corridor and industrial development should not intrude into the Linton Hall Road corridor.
3. Transitional use zones (which could include a mix of medium density suburban residential, commercial, office, open space, and public facilities uses) should be established to serve as a buffer between low density suburban residential and non-residential uses and to promote mixed use opportunities.
4. A substantial mix of employment opportunities should be preserved on the site, particularly along Wellington Road; in particular provision of industrial uses along Wellington Road would provide continuity with the industrial nature of the corridor.

Attachment A – Stone Haven Study Land Use Plan

5. Concern regarding school impacts (particularly the need for a new high school), transportation impacts, and the need for public facilities (e.g. active recreation, community facilities, etc.) should be addressed.
6. Special attention should be given to significant tree preservation (particularly along Linton Hall Road) and to providing appropriate buffers along existing neighborhoods.
7. A substantial contiguous open space area should be preserved throughout the site utilizing the areas around and between the Environmental Resource area along Piney Branch and the Dominion transmission line easement. Opportunities to connect this open space with development areas within the project area and to adjacent communities should be considered.
8. Direct access to Linton Hall Road should be minimized.
9. Pedestrian linkages should be provided throughout the development.
10. A recreational open space corridor should be provided along Piney Branch.
11. A substantial contribution toward the completion of Rollins Ford Road and University Boulevard should be provided.

Figure 1






COUNTY OF PRINCE WILLIAM
OFFICE OF EXECUTIVE MANAGEMENT
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Melissa S. Peacor
County Executive

December 2, 2015

TO: Board of County Supervisors

FROM: Christopher M. Price, AICP
Director of Planning 

THRU: Melissa S. Peacor
County Executive

RE: Comprehensive Plan Amendment #PLN2013-00186, Stone Haven
Brentsville Magisterial District

I. Background is as follows:

- A. Request – This is a request to amend the Comprehensive Plan to incorporate the findings and recommendations of the Stone Haven Study (Attachment A). Depending upon the alternative selected by the Board, this would change all or a portion of +/- 864 acres which was the subject of the study from SRL, Suburban Residential Low, ER, Environmental Resource, and FEC, Flexible-Use Employment Center to use designations consistent with the Stone Haven Study. In addition, recommendations identified as part of the study have been carried forward through the companion rezoning.
- B. Site Location – The site is located on the south side of Wellington Rd., west of Devlin Rd., and north and east of Linton Hall Rd (see maps in Attachment D). The site is identified on County maps as GPINs 7496-17-4609, 7496-37-4872(pt), 7496-35-1841 and 7496-65-4921.
- C. Existing Zoning and Land Use – The site is zoned A-1, Agricultural, in its entirety. The property is located in the Airport Safety Overlay District (ASOD). The site is currently undeveloped except for an electric transmission line traversing the site from North to South just east of Piney Branch.
- D. Adjacent Land Uses – Along the north end of the property, the adjacent land uses consist of heavy and light industrial uses, office and vacant lots. The Jiffy Lube Live event center property is located to the northwest of the site. Properties to the east of the property largely consist of single family detached residential development. On the northeast side of the property, along Wellington Rd., there are a number of industrial and office/flex uses. Chris Yung Elementary School is

also located on the east side of the property adjacent to the existing Lanier Farms residential development. On the south side of the property, the existing development is predominantly residential, consisting of single family detached and townhouse units. There are also two elementary schools in the area to the south and west of the site (Bristow Run Elementary and Piney Branch Elementary, respectively). Bristow Commons Shopping Center, a neighborhood-serving commercial property consisting of a retail & retail service uses and secondary office uses, is located to the south of site at the corner of Linton Hall Rd. and Devlin Rd. To the west, the property is bordered by vacant agricultural and industrial zoned properties. Further to the west, there is a datacenter use, two religious institutions, and the Gainesville Middle School property.

- E. Comprehensive Plan Amendment Request – In January 2012, the Planning Office received a request for a Comprehensive Plan Amendment to change the long-range land use designation of approximately 337 acres of the Hunter Trust property (a.k.a. Stone Haven), located in the Brentsville Magisterial District generally south of Wellington Road, north of Linton Hall Road, east of Limestone Drive, and west of Devlin Road from Flexible Use Employment Center (FEC) to Suburban Residential Medium (SRM), Suburban Residential Low (SRL), and General Commercial (GC). At its meeting on March 20, 2012, the Board of County Supervisors did not initiate the requested comprehensive plan amendment, but instead directed staff to conduct a land use study of the subject area, identify infrastructure needs, and include opportunities for citizen and property owner input (see Attachment F – BOCS Resolutions).
- F. Stone Haven Study – As part of the Study, staff held four public input meetings during 2012. The first meeting was an information open house which consisted of a presentation by County staff and a series of break-out stations (e.g. Parks, Transportation, Schools, Environment, etc.) where attendees could review maps and discuss issues and concerns with staff from each agency. The second meeting was a land use planning workshop where staff briefly reviewed the information presented at the open house and then asked attendees to participate in a land use planning exercise. At the end of this meeting, each group presented their land use proposal and answered questions from attendees. The third meeting was a review of the alternatives and the issues that had been raised and a solicitation for additional information and comment. A final public input meeting was held to review all information presented at the prior sessions and to seek additional feedback. The Planning Office sent invitations to nearby Homeowner's Associations, business owners, churches, etc. In addition, staff sent out press releases, advertised in the newspaper, promoted the meetings on our website, etc. The meetings received extensive newspaper coverage. At each meeting, staff provided a list of the communities that had been contacted and asked attendees if there were other communities that should be included. In addition, everyone who attended any of the meetings was added to the distribution list. The project website maintained a running list of all of the questions that we received and all of the responses from each County agency. Following the four public meetings,

staff presented the results of the Study to the Board of County Supervisors on November 27, 2012.

- G. BOCS Initiation – Based on the results of the Study, the applicant submitted a second Comprehensive Plan Amendment request on January 4, 2013. This application was to incorporate the recommendations that resulted from the Study. On March 12, 2013, the Board of County Supervisors initiated a Comprehensive Plan Amendment to change the long range land use designations of the subject properties to designations consistent with the Stone Haven Land Use Study and to incorporate the additional guidance presented in the Study (see Attachment F-BOCS Resolutions).
- H. Companion Application – The applicant has submitted a companion rezoning application, which is proposing to rezone +/-717.9 acres from A-1, Agricultural to PMR, Planned Mixed Residential, and PBD, Planned Business District. The proposal is to permit development of up to 1,006 residential units consisting of single family detached (SFD) and townhouse units and a maximum of 1,124,175 square feet of office/flex/light industrial development. The proposal will rezone approximately 281.5 acres from A-1, Agricultural to PBD, Planned Business District, and +/- 436.4 acres from A-1 to PMR, Planned Mixed Residential.

II. Current Situation is as follows:

- A. Planning Commission Recommendation – The Planning Commission recommends approval of Comprehensive Plan Amendment #PLN2013-00186, Stone Haven, to incorporate the Stone Haven Study Land Use Map and the additional guidance provided as part of the Study into the Comprehensive Plan (see Attachment A – Stone Haven Study Land Use Plan).
- B. Planning Office Recommendation – The Planning Office concurs with the recommendation for approval of Comprehensive Plan Amendment #PLN2013-00186, Stone Haven, for the following reasons:
- The Stone Haven Study Land Use Plan is a result of a community planning process with representatives from residential communities, business owners, land owners, etc. within the project vicinity.
 - The Plan identifies areas for employment and industrial uses along the Wellington Road corridor and low density residential along the Linton Hall Road corridor which is consistent with the existing character of these areas and with the land use compatibility goals of the Comprehensive Plan. Transitional uses are planned between these two uses.

- The Plan identifies parks and open space uses along Piney Branch which meets parks, open space, trails and environmental goals of the Comprehensive Plan.
- The Plan identifies additional infrastructure needs in the study area and provides additional guidance for the development of the area.

See Attachment E for the staff analysis.

- C. Board of County Supervisors Public Hearing – A public hearing before the Board of County Supervisors was held on October 7, 2014. At the hearing, the Board deferred action on the case to a date certain of January 20, 2015 and the public hearing was left open. At the January 13, 2015 Board of County Supervisors public hearing, the Board approved a resolution to defer the Stone Haven CPA and REZ cases from the January 20, 2015 hearing agenda to a date uncertain.
- D. Amended Rezoning – Since the Board’s deferral of the request, the applicant has revised the rezoning application by reducing the overall rezoning area from ± 864 acres to ± 717.9 acres, decreasing the maximum number of units from 1,650 to 1,006 and increasing the non-residential gross floor area from 1,062,735 SF to 1,124,175 SF. The applicant did not amend the comprehensive plan amendment application. However, given the reduced scope of the companion rezoning, three alternatives are presented for Board of County Supervisors consideration in Section IV below.
- E. Public Hearing Continuation – A continuation of the Board of County Supervisors public hearing has been advertised for December 8, 2015.

III. Issues are as follows:

- A. Policy – What are the broad policy and Comprehensive Plan implications if this CPA request is approved?
- B. Community Input – Have members of the community raised any issues?
- C. Other Jurisdictional Comments – Have other jurisdictions raised any issues?
- D. Legal – What are the pertinent legal issues associated with this proposal?
- E. Timing – Is there a time limit for the Board of County Supervisors to take action on this proposal?

IV. Alternatives are as follows:

- A. Approve Comprehensive Plan Amendment #PLN2013-00186, Stone Haven, to incorporate the Stone Haven Study Land Use Plan into the Comprehensive Plan as shown in Attachment A – Stone Haven Study Land Use Plan.
1. Policy – The Stone Haven Study Land Use Plan addresses the existing incompatibility between the Suburban Residential Low and Flexible Use Employment Center designations for this site. It provides areas of parks and open space that further open space and environmental goals while protecting Piney Branch. It also provides guidance for future infrastructure development in the area. See Attachment E for staff analysis.
 2. Community Input – The application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has received multiple phone calls and emails from citizens with general questions and concerns about the proposal. The public response has indicated a strong public interest for the proposal. At the Planning Commission meeting, citizens spoke sharing comments on the overall project with the majority of the speakers being in support. Some of the concerns expressed by citizens that were not in support include; number of residential units, traffic concerns, impacts to schools, modification of performance standards, sound mitigation, quality of open space, and construction timing for community recreation amenities. In addition, there was a concern regarding the lack of nonresidential phasing for the project. Citizens that spoke in support of the project largely focused on the compatibility of proposed uses with existing land uses, proffered public use sites, active and passive recreation areas, construction of new roads, and proposed school site(s). At the Board of County Supervisors public hearing, similar issues were raised and a significant amount of testimony both in support of an in opposition to the proposal was presented.
 3. Other Jurisdictional Comments – The project area is outside the required notification area of nearby jurisdictions.
 4. Legal – Approval of this proposal would change the Comprehensive Plan land use designation from SRL, Suburban Residential Low, FEC, Flexible Employment Center, and ER, Environmental Resource to the designations shown on the Stone Haven Study Land Use Map. In addition, it would provide guidance regarding future land use and infrastructure decisions within the Study area. Legal issues resulting from Board of County Supervisors action will be addressed by the County Attorney.

5. Timing – The Board of County Supervisors had until December 2, 2014, 90 days from the Planning Commissions recommending resolution, to act on the Comprehensive Plan Amendment request. A public hearing before the Board of County Supervisors was held on October 7, 2014. At the hearing, the Board deferred action on the case to a date certain of January 20, 2015 and the public hearing was left open. At the January 13, 2015 Board of County Supervisors public meeting, the Board approved a resolution to defer the Stone Haven CPA and REZ cases from the January 20, 2015 hearing agenda to a date uncertain at the request of the applicant.
- B. Adopt a map amendment consistent with land use designations as proposed through Rezoning #PLN2014-00127, Stone Haven as shown in Attachment B – Land Use consistent with proposed rezoning.
1. Policy – This alternative will amend the Long Range Land Use Map to land use descriptions consistent with the rezoning proposed with #PLN2014-00127, Stone Haven. The proposed land uses match the rezoning land bays by designating the residential land bays SRL, Suburban Residential Low, the linear park land bays, P&OS, Parks and Open Space, the high school and middle school/active recreation land bay PL, Public Land and the non-residential land bays FEC, Flexible Use Employment Center. The ER, Environmental Resource designation outside the P&OS and PL area would remain ER. The Comprehensive Plan would not provide new guidance consistent with the Stone Haven Land Use Study for the remaining +/- 146 acres of the Study Area that is no longer included in the companion rezoning application nor would it provide guidance for future infrastructure development in the area. However, the proposed rezoning substantially addresses the action strategies of the Stone Haven Land Use Study (e.g., land uses, infrastructure improvements, buffers). This alternative would not address the incompatibility of the FEC, Flexible Use Employment Center to the west of the project and the SRL, Suburban Residential Low portion of the project.
 2. Community Input – The application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has received multiple phone calls and emails from citizens with general questions and concerns about the proposal. The public response has indicated a strong public interest for the proposal. At the Planning Commission meeting, citizens spoke sharing comments on the overall project with the majority of the speakers being in support. Some of the concerns expressed by citizens that were not in support include; number of residential units, traffic concerns, impacts to schools, modification of performance standards, sound mitigation, quality of open space, and construction timing for community recreation amenities. In addition, there was a concern regarding the lack of nonresidential phasing

for the project. Citizens that spoke in support of the project largely focused on the compatibility of proposed uses with existing land uses, proffered public use sites, active and passive recreation areas, construction of new roads, and proposed school site(s). At the Board of County Supervisors public hearing, similar issues were raised and a significant amount of testimony both in support of an in opposition to the proposal was presented.

3. Other Jurisdictional Comments – The project area is outside the required notification area of nearby jurisdictions.
4. Legal – Approval of this proposal would add action strategies to the Comprehensive Plan that provide guidance for future development of the Stone Haven Study Area. Legal issues resulting from Board of County Supervisors action will be addressed by the County Attorney.
5. Timing – The Board of County Supervisors had until December 2, 2014, 90 days from the Planning Commissions recommending resolution, to act on the Comprehensive Plan Amendment request. A public hearing before the Board of County Supervisors was held on October 7, 2014. At the hearing, the Board deferred action on the case to a date certain of January 20, 2015 and the public hearing was left open. At the January 13, 2015 Board of County Supervisors public meeting, the Board approved a resolution to defer the Stone Haven CPA and REZ cases from the January 20, 2015 hearing agenda to a date uncertain at the request of the applicant.

C. Deny Comprehensive Plan Amendment #PLN2013-00186, Stone Haven.

1. Policy – The CPA study area would retain the SRL, FEC and ER designations, and the concurrent rezoning would not be consistent with the Comprehensive Plan. Incompatible light industrial designations along the Linton Hall corridor would remain. No additional land would be designated for Parks and Open Space. Further guidance for land use planning infrastructure needs for the area would not be incorporated into the Comprehensive Plan.
2. Community Input – The application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has received multiple phone calls and emails from citizens with general questions and concerns about the proposal. The public response has indicated a strong public interest for the proposal. At the Planning Commission meeting, citizens spoke sharing comments on the overall project with the majority of the speakers being in support. Some of the concerns expressed by citizens that were not in support include; number of residential units, traffic concerns, impacts to schools, modification of performance standards, sound mitigation, quality of open

space, and construction timing for community recreation amenities. In addition, there was a concern regarding the lack of nonresidential phasing for the project. Citizens that spoke in support of the project largely focused on the compatibility of proposed uses with existing land uses, proffered public use sites, active and passive recreation areas, construction of new roads, and proposed school site(s). At the Board of County Supervisors public hearing, similar issues were raised and a significant amount of testimony both in support of an in opposition to the proposal was presented.

3. Other Jurisdictional Comments – The project area is outside the required notification area of nearby jurisdictions.
4. Legal – Denial of this proposal would not change the Comprehensive Plan land use designation of SRL, Suburban Residential Low, FEC, Flexible Employment Center, and Environmental Resource (ER). Legal issues resulting from Board of County Supervisors action will be addressed by the County Attorney.
5. Timing – The Board of County Supervisors had until December 2, 2014, 90 days from the Planning Commissions recommending resolution, to act on the Comprehensive Plan Amendment request. A public hearing before the Board of County Supervisors was held on October 7, 2014. At the hearing, the Board deferred action on the case to a date certain of January 20, 2015 and the public hearing was left open. At the January 13, 2015 Board of County Supervisors public meeting, the Board approved a resolution to defer the Stone Haven CPA and REZ cases from the January 20, 2015 hearing agenda to a date uncertain at the request of the applicant.

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

Staff: David McGettigan, AICP x7189

Attachments:

- A. Stone Haven Study Land Use Plan
- B. Stone Haven CPA Land Use Only
- C. Area Maps
- D. Staff Analysis
- E. BOCS Resolutions
- F. Planning Commission Resolution

Stone Haven Land Use Plan

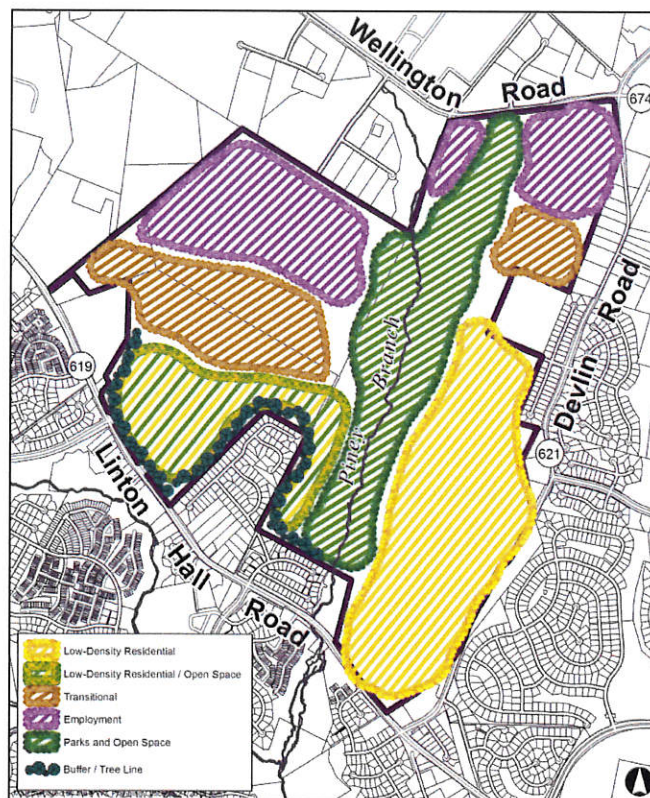
Action Strategies

1. The proposed land uses should be in general conformance with the Stone Haven Study Land Use Map (Figure 1). The following designations are identified on the map:
 - a. Low-Density Residential – Areas with this designation should be developed with residential uses generally consistent with SRL and at a density similar to the adjoining neighborhoods. Employment uses should be excluded.
 - b. Low-Density Residential/Open Space – Areas with this designation should be developed with residential uses generally consistent with SRL and at a density similar to the adjoining neighborhoods and open space uses. Employment uses should be excluded.
 - c. Transitional – Areas with this designation should be developed with higher intensity, well-integrated mix of uses that would provide a transition from the low density residential uses along Linton Hall Road and the industrial employment uses along Wellington Road. Uses in this area could include a mix of residential, commercial, office, open space, and public facilities uses. Residential density should be generally consistent with the standards in the SRM District.
 - d. Employment – Areas with this designation should be developed with a mix of employment uses. Residential uses should be excluded.
 - e. Parks and Open Space – Areas with this designation should be preserved as open space and provide opportunities for passive recreational opportunities.
 - f. Buffer/Tree Line – This designation indicates areas where special attention should be given to significant tree preservation and to providing appropriate buffers along existing neighborhoods.
2. The proposed land uses should be compatible with adjacent land uses. Residential development should not intrude into the Wellington Road corridor and industrial development should not intrude into the Linton Hall Road corridor.
3. Transitional use zones (which could include a mix of medium density suburban residential, commercial, office, open space, and public facilities uses) should be established to serve as a buffer between low density suburban residential and non-residential uses and to promote mixed use opportunities.
4. A substantial mix of employment opportunities should be preserved on the site, particularly along Wellington Road; in particular provision of industrial uses along Wellington Road would provide continuity with the industrial nature of the corridor.

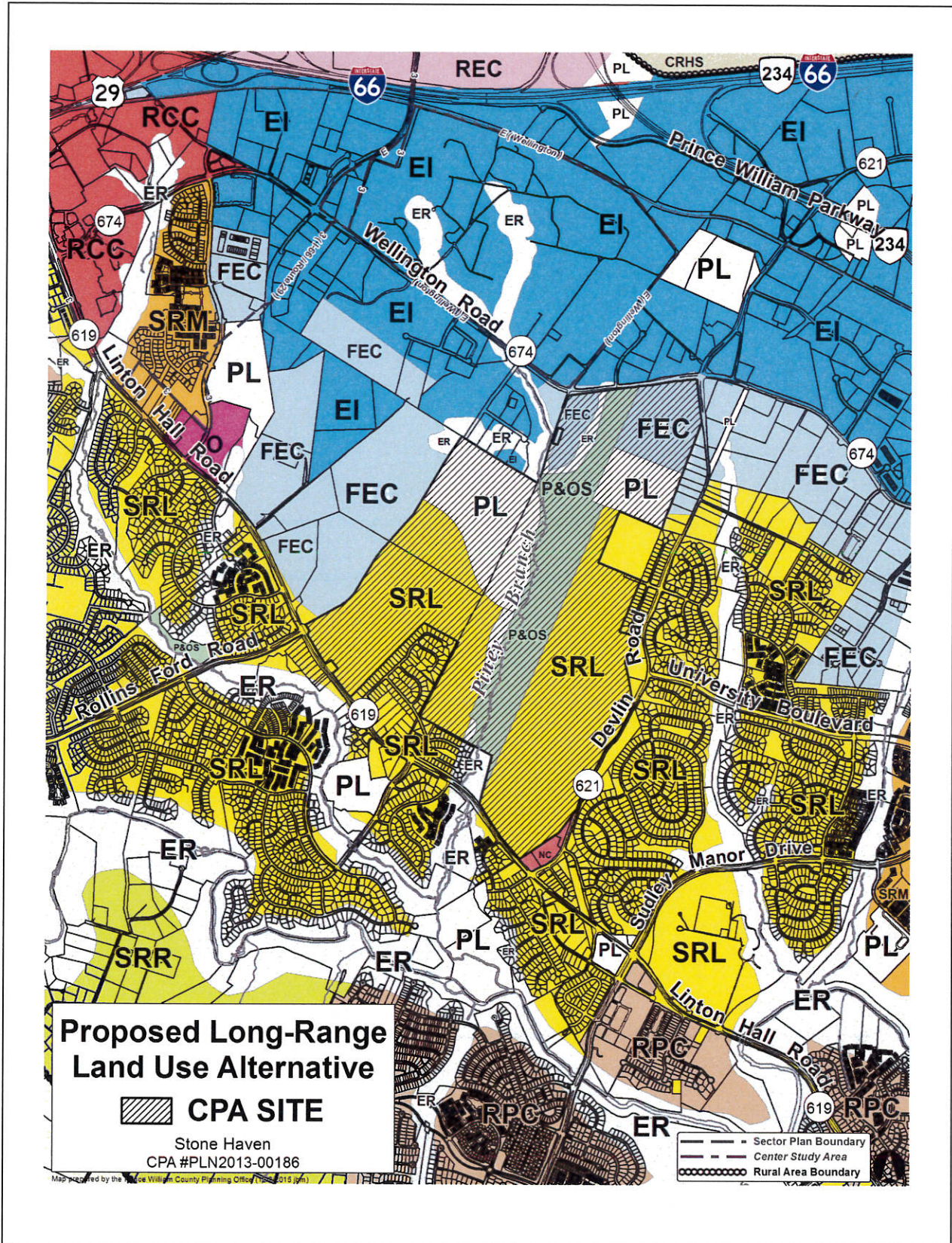
Attachment A – Stone Haven Study Land Use Plan

5. Concern regarding school impacts (particularly the need for a new high school), transportation impacts, and the need for public facilities (e.g. active recreation, community facilities, etc.) should be addressed.
6. Special attention should be given to significant tree preservation (particularly along Linton Hall Road) and to providing appropriate buffers along existing neighborhoods.
7. A substantial contiguous open space area should be preserved throughout the site utilizing the areas around and between the Environmental Resource area along Piney Branch and the Dominion transmission line easement. Opportunities to connect this open space with development areas within the project area and to adjacent communities should be considered.
8. Direct access to Linton Hall Road should be minimized.
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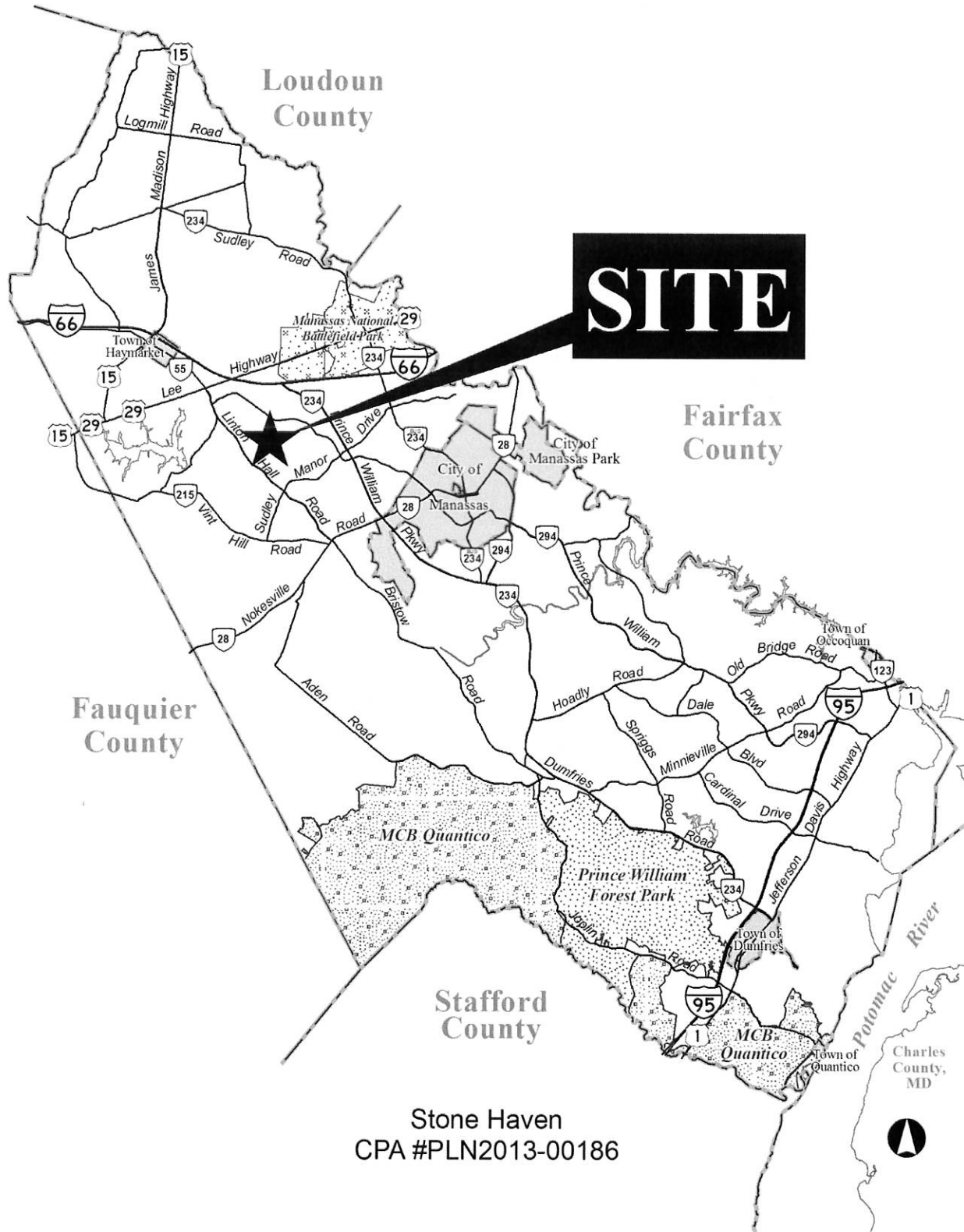
Figure 1



Attachment B – Land Use Consistent with Proposed Rezoning

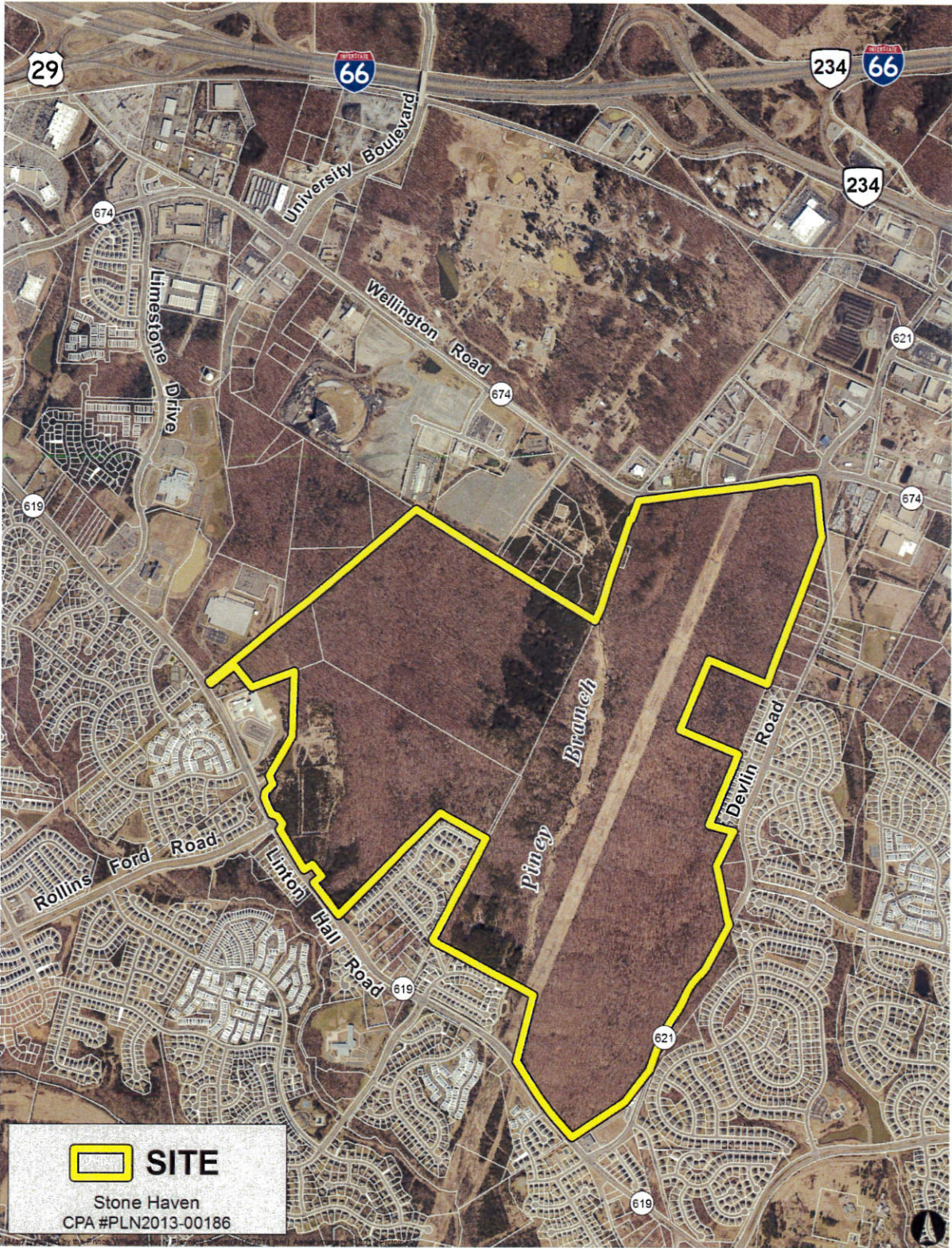


Attachment C – Area Maps
VICINITY MAP

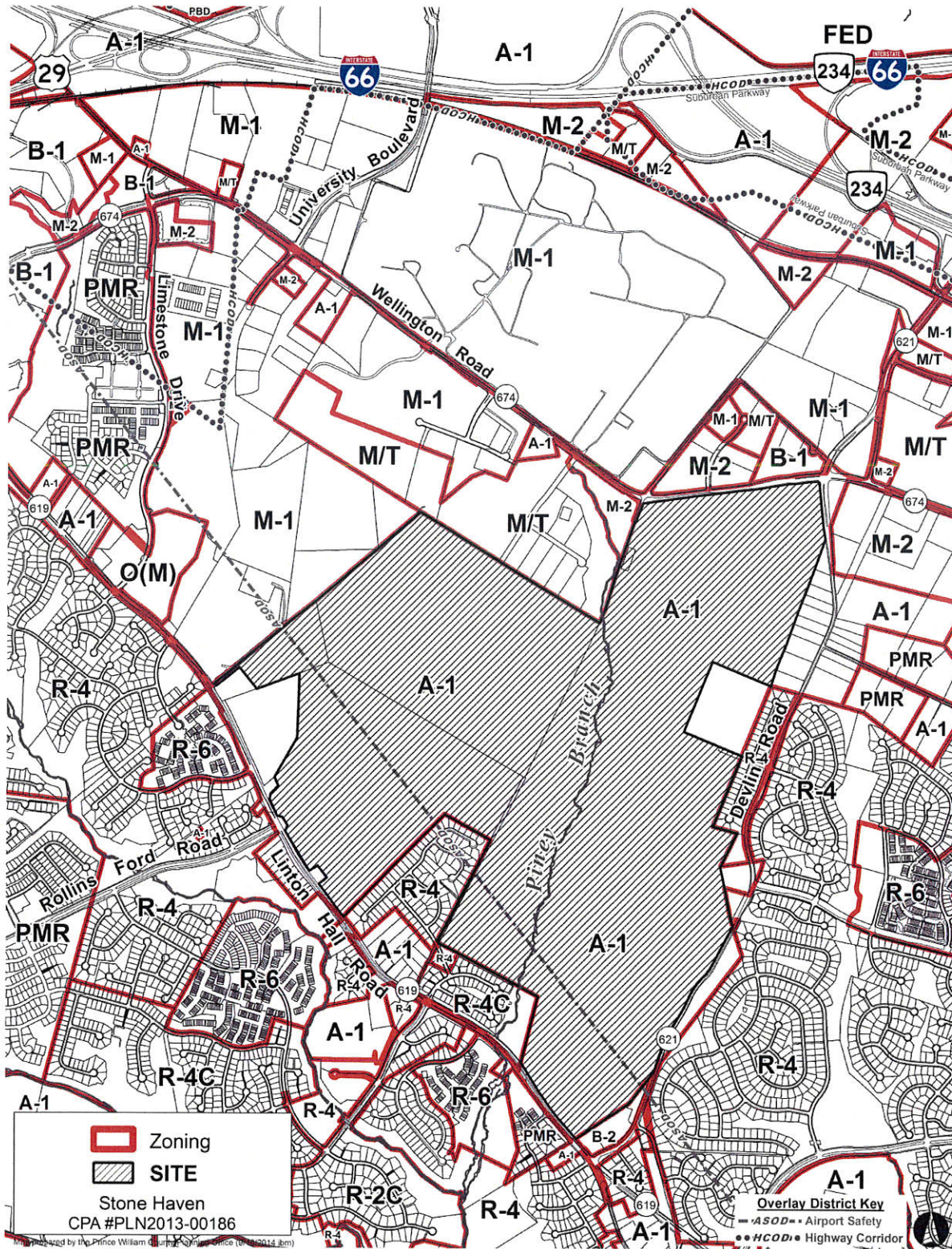


Stone Haven
CPA #PLN2013-00186

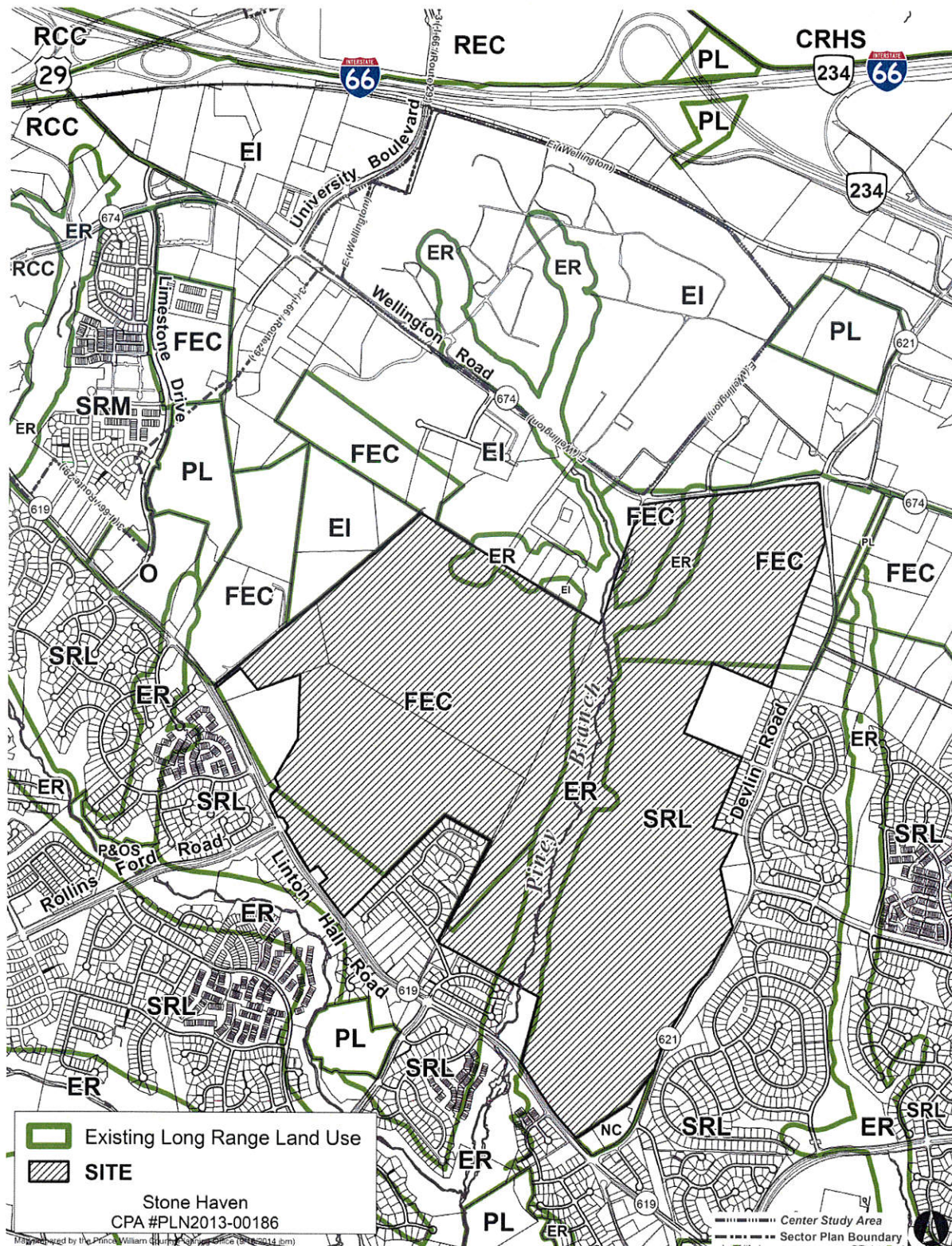
Attachment C – Area Maps
AERIAL MAP



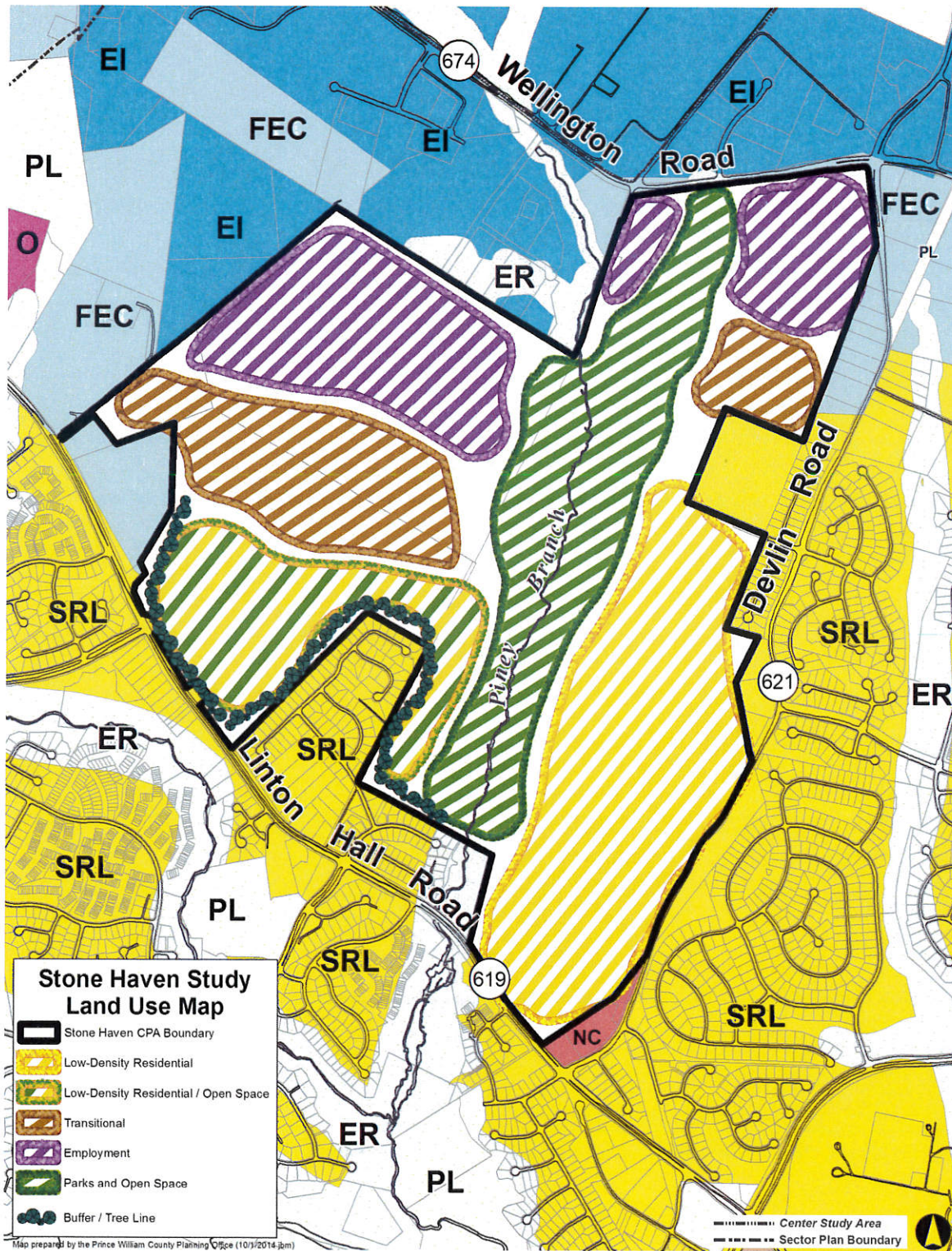
Attachment C – Area Maps
 EXISTING ZONING MAP



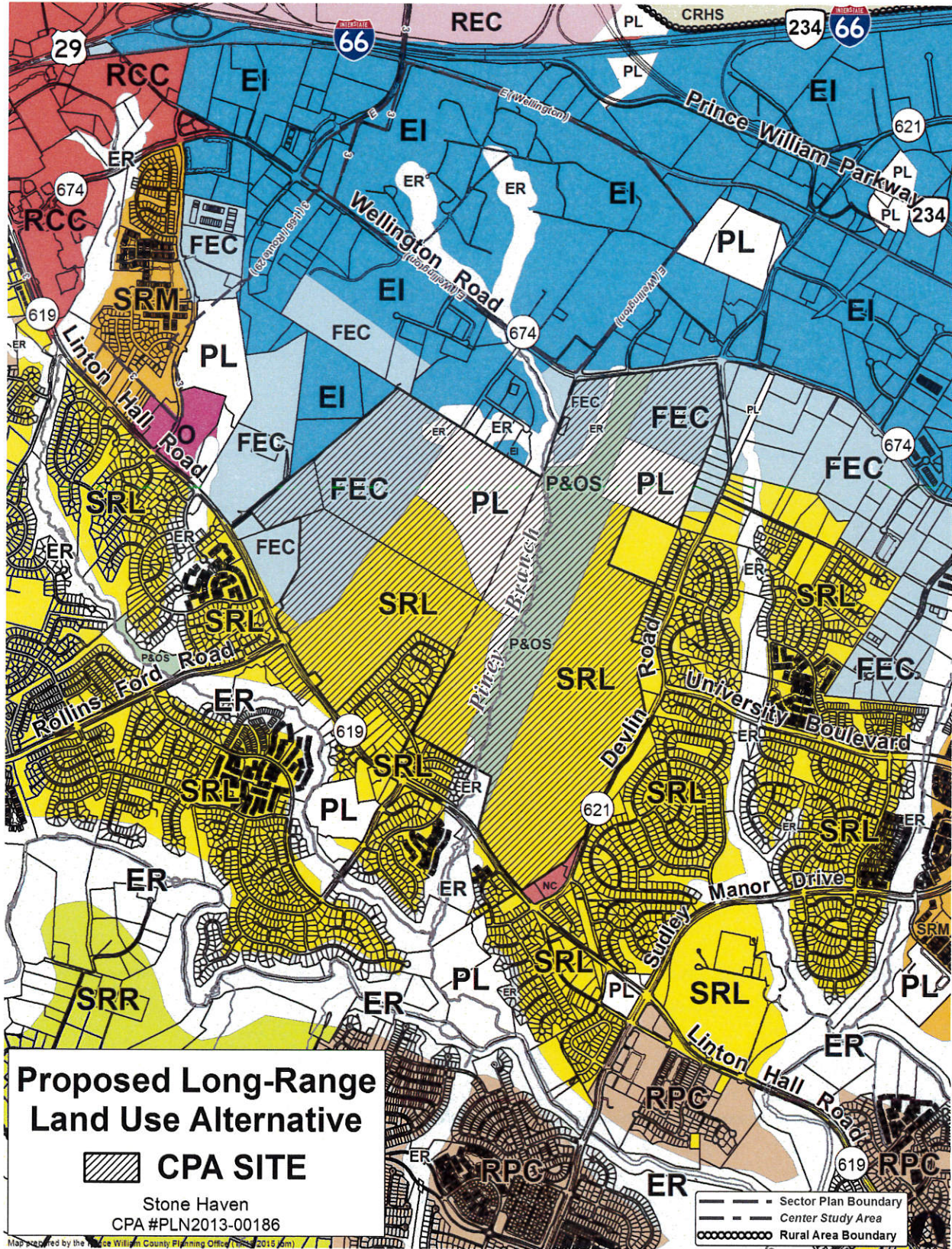
Attachment C – Area Maps
EXISTING LAND USE MAP



**Attachment C – Area Maps
PROPOSED LONG-RANGE LAND USE MAP (Alt. A)**



Attachment C – Area Maps
 PROPOSED LONG-RANGE LAND USE MAP (Alt. B)



COMPREHENSIVE PLAN CONSISTENCY ANALYSIS
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The following is a staff 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.

General Characteristics of Area

The following table summarizes the area characteristics (see maps in Attachment D):

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Jiffy Lube Live Event Center, Heavy and light industrial uses, office & office-flex, vacant lots	EI	M/T, M-2, M-1, B-1, A-1
South	Single family detached dwellings, townhouses, pharmacy, retail, child care facility	SRL, PL, NC & ER	R-4, R-4C, R-6, PMR, A-1 & B-2
East	Single family detached dwellings, industrial uses (commercial storage, warehousing, wholesaling, etc.) & office/flex	SRL, FEC & ER	R-4, M-2, A-1
West	Office/flex, data center, religious institutions, Gainesville Middle School & vacant lots	FEC, EI & PL	M-1, M/T, O(M)

The site is located within the Airport Safety Overlay District, and crossed by the Chesapeake Bay Preservation Area Overlay District, and the Flood Hazard Overlay District. The subject site is located on the south side of Wellington Rd., west of Devlin Rd., and north and east of Linton Hall Rd.

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long Range Land Use Plan sets out policies and action strategies that further the County’s goal of concentrating population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land

Attachment D – Staff Analysis

uses on the Long Range Land Use Map, the plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The following table summarizes the intended uses and densities intended for the SRL, FEC, ER, P & OS, and PL designations:

Long-Range Land Use Plan Classification	Land Uses Intended
Suburban Residential Low (SRL) (Existing)	The purpose of the Suburban Residential Low classification is to provide for housing opportunities at a low suburban density. The housing type in this classification is single-family detached, but up to 25 percent of the total land area may be single-family attached. The density range in SRL projects is 1-4 units per gross acre, less the ER-, Environmental Resource-designated portion of a property. Cluster housing and the use of the planned unit development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives as stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan, the intent stated in the Cultural Resources Plan and preserves valuable cultural resources throughout the county.

Attachment D – Staff Analysis

<p>Flexible Use Employment Center (FEC) (Existing)</p>	<p>The purpose of the Flexible Use Employment Center classification is to provide for areas of employment uses situated on individual sites or in campus-style “parks.” Primary uses in the FEC classification are light manufacturing, “start-up” businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total FEC gross floor area of the project. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that FEC project. Warehousing, wholesale, storage and/or distribution uses shall also be considered secondary uses within any FEC project. Outdoor storage shall also be considered a secondary use and shall be limited to no more than 25 percent of the land area of the FEC project. Within an FEC-designated project, the more intense uses shall be located in the core of the area and the less intense uses (excluding outdoor storage) at the periphery, to act as a transition between the FEC project and adjacent areas designated or developed for different uses. Office development in FEC areas is encouraged to be in accordance with the <i>Illustrative Guidelines for Office Development</i>, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office.</p>
<p>Environmental Resource (ER) (Existing)</p>	<p>This classification is explained in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Act (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the Design and Construction Standards Manual, and Resource Protection Areas (RPAs) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource Designation.</p>

Attachment D – Staff Analysis

Parks and Open Space (P & OS) (Proposed with Alternative B)	The purpose of this classification is to designate existing and projected parks and recreational areas of the County. The Parks, Open Space, and Trails Plan contains a complete inventory of existing federal, state, and local parks, and of planned parks within the County.
Public Land (PL) (Proposed with Alternative B)	The purpose of identifying public lands in the Comprehensive Plan is to provide an indication of existing and planned public facilities, institutions, or other government installations such as but not limited to detention/correctional facilities, government centers, judicial centers, and related facilities. The appropriate Comprehensive Plan chapter (Telecommunications, Potable Water, Sewer, Transportation, Fire and Rescue, Libraries, Police, or Schools) should be consulted for a more complete presentation regarding these public facilities. Where necessary, public facility reviews with public comment as outlined in the Virginia Code shall be conducted to determine conformance of specific proposed facilities with the Comprehensive Plan. A public facility review with public comment shall be mandatory where a public facility is not addressed in the Comprehensive Plan, unless such facility is exempt from review by that code section.

Alternative A – Adopt the Stone Haven Land Use Study (Map and Text Amendments)

This is a proposed amendment to amend the Comprehensive Plan to incorporate the Stone Haven Study Land Use Plan as shown in Attachment A. This will change the Long-Range Land Use designation of +/- 864 acres which was the subject of the study from SRL, Suburban Residential Low, ER, Environmental Resource, and FEC, Flexible-Use Employment Center to use designations shown on the Stone Haven Study Land Use Map. In addition, issues identified as part of the study will be addressed by the addition of action strategies as part of the amendment.

In their initiating resolution, the Board provided for a change to long-range land use designations of the properties to designations consistent with the Stone Haven Land Use Study and for the incorporation of the additional guidance presented in the study (see BOCS Resolution Attachment F).

Attachment D – Staff Analysis

The following table summarizes the range of demographic impacts of the applications using methodology consistent with the Build-Out Analysis:

Stone Haven CPA – Land Use Study				
	Existing		Proposed	
Total Acres	864		864	
Residential Acres	308		478	
Employment Acres	458		190	
ER/P&OS Acres	98		196	
	Low	High	Low	High
Total Employees	9,668	19,339	5,344	12,006
Total Dwellings	231	924	681	1,650
Total GFA	3,741,613	7,483,227	1,695,573	3,766,851
Residents	766	3,067	2,140	5,296
Office Employees	6,734	13,469	4,346	9,896
Retail Employees	831	1,662	545	1,132
Industrial Employees	1,870	3,741	196	392
Other Employees	233	467	257	586
Retail GFA	374,161	748,323	245,515	509,815
Office GFA	1,683,726	3,367,452	1,086,931	2,474,426
Industrial GFA	1,496,645	2,993,291	156,816	313,632
Other GFA	187,081	374,161	206,311	468,978
SFD Units	231	924	251	1,005
SFA Units	0	0	430	645
MFA Units	0	0	0	0

General Character of the Area

The Wellington Road corridor continues to grow as an industrial/flex office space area. The truck traffic, noise and other associated impacts of these uses is generally incompatible with residential uses. In the current plan these industrial uses extend down to the Linton Hall Road corridor which has developed as a predominately suburban residential corridor. The proposed changes to the land use map will address this issue by providing suburban residential uses along the Linton Hall Road corridor and across Devlin Road from the existing suburban residential development. Industrial uses will be preserved along the Wellington Road corridor and appropriate transitional uses will be provided in between.

The Stone Haven Study Land Use Plan addresses the incompatibility between the Suburban Residential Low and Flexible Use Employment Center designations for this site. It provides areas of parks and open space the further open space and environmental goals while protecting Piney Branch. It also provides guidance for future infrastructure development in the area. These issues are discussed in more detail in the following chapter analysis.

Alternative B – Amend the Long Range Land Use Map Consistent with Proposed Rezoning

This alternative will amend the Long Range Land Use Map to match the rezoning proposed with Rezoning #PLN2014-00127, Stone Haven. The proposed land uses match the rezoning land bays by designating the residential land bays SRL, Suburban Residential Low, the linear park land bays, P&OS, Parks and Open Space, the high school and middle school/active recreation land bay PL, Public Land and the non-residential land bays FEC, Flexible Use Employment Center. The ER, Environmental Resource designation outside the P&OS and PL area would remain ER.

Long-Range Land Use/ Stone Haven Study Land Use Map Designation	Existing Area (+ac.)	Proposed Area (+ac.)
Suburban Residential Low (SRL)	306	383
Flexible Employment Center (FEC)	320	63
Environmental Resource (ER)	93	17
Public Land	0	128
Parks and Open Space	0	128
Total	±719	±719

The following table summarizes the range of demographic impacts of the applications using methodology consistent with the Build-Out Analysis:

Stone Haven CPA				
	Existing		Proposed	
	Low	High	Low	High
Total Employees	9,007	18,018	1,760	3,522
Total Dwellings	305	1,223	383	1,532
Total GFA	3,485,889	6,971,778	681,714	1,363,428
Residents (Population)	1,012	4,060	1,271	5,086

This alternative will amend the Long Range Land Use Map to land use descriptions consistent with the rezoning proposed with #PLN2014-00127, Stone Haven. The proposed land uses match the rezoning land bays by designating the residential land bays SRL, Suburban Residential Low, the linear park land bays, P&OS, Parks and Open Space, the high school and middle school/active recreation land bay PL, Public Land and the non-residential land bays FEC, Flexible Use Employment Center. The ER, Environmental Resource designation outside the P&OS and PL area would remain ER. The Comprehensive Plan would not provide new guidance consistent with the Stone Haven Land Use Study for the remaining +/- 146 acres of the Study Area that is no longer included in the companion rezoning application nor would it provide guidance for future infrastructure development in the area. However, the proposed rezoning substantially addresses the action strategies of the Stone Haven Land Use Study (e.g., land uses, infrastructure improvements, buffers). This alternative would not address the incompatibility of the FEC, Flexible Use Employment Center to the west of the project and the SRL, Suburban Residential Low portion of the project.

Comprehensive Plan Chapter Analysis

1. **Community Design** – Provide quality development and a quality visual environment throughout Prince William County for residents, businesses, and visitors. Create livable and attractive communities.
 - Special attention would be given to significant tree preservation (particularly along Linton Hall Road) and to providing appropriate buffers along existing neighborhoods.
2. **Cultural Resources** – Identify, preserve, and protect Prince William County’s significant historical, archaeological, architectural, and other cultural resources – including those significant to the County’s minority communities – for the benefit of all of the County’s citizens and visitors.
 - The goals and objectives of the Cultural Resources Plan would be addressed by the concurrent rezoning.
3. **Economic Development** – Provide land use and infrastructure policies that assist in meeting the County’s economic development objectives. Establish the foundation for the enhancement and diversification of Prince William County’s revenue base and growth.
 - A substantial mix of employment opportunities would be preserved on the site, particularly along Wellington Road.
 - Land proposed for Flexible Employment Center Use would be replaced with residential, school and park use which reduces land available for jobs and economic development opportunities.
4. **Environment** – Preserve, protect, and enhance the significant environmental resources and features of the County, including air quality, topography, soils, ground and surface water, biotic communities (stream corridors, forests, and wetlands), sensitive plant and animal species, and natural viewsheds.
 - A substantial amount of land is set aside for parks and open space which helps protect environmentally sensitive features on the site such as Piney Branch.
5. **Housing** – Identify sufficient locations and consistent criteria for the provision of diverse housing opportunities for all segments of the County’s population.
 - The proposed low-density residential and transition areas would provide opportunities for a variety of housing types.

6. **Long-Range Land Use – To promote a Countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment.**

- Both Alternative A & B address the existing incompatibility between the Suburban Residential Low and Flexible Use Employment Center designations for this site, although the Stone Haven Study Land Use Plan (Alternative A) provides a better transition area.
- The proposed land uses would be more compatible with adjacent land uses. Residential development would not intrude into the Wellington Road corridor and industrial development would not intrude into the Linton Hall Road corridor.
- Transitional use zones (which could include a mix of medium density suburban residential, commercial, office, open space, and public facilities uses) should be established to serve as a buffer between low density suburban residential and non-residential uses and to promote mixed use opportunities.

7. **Parks, Open Space and Trails – Provide park lands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County. Preserve existing protected open space, maintain high quality open space, and expand the amount of protected open space within the County. Plan and implement a comprehensive countywide network of trails.**

The Comprehensive Plan defines Open Space as follows: “Land that is not dominated by man-made structures. It preserves natural or cultural resources, provides for passive recreation, is used for cultivated fields or forests, or exists in a natural and undeveloped state. Open space may include nature preserves, historic sites, farms, parks, forests, floodplains, wetlands, etc., and may include some structures, parking areas, roads, trails and facilities that support the use of the land.” As part of the overall project, the Stone Haven CPA proposes to redesignate a corridor through the property encompassing Piney Branch and a parallel Dominion transmission utility easement area from Environmental Resource (ER), Suburban Residential Low (SRL), and Flexible Employment Center (FEC) to Parks and Open Space.

The proposed open space corridor would be consistent with the Comprehensive Plan definitions of Environmental Corridors and Recreation Corridors. Environmental Corridors are defined in the Comprehensive Plan as continuous systems of open space including environmentally sensitive lands and natural resources requiring protection from disturbances and development, and lands needed for open space and recreational uses. Environmental Corridors include drainage-ways and stream channels, floodplains, wetlands, steep slopes, and other resource features, and are part of a countywide system of continuous open space corridors. Recreational Corridors are defined in the Comprehensive Plan as linear swaths of land or waterways that contain trails or offer other opportunities for recreation and are part of a countywide system of continuous open space

Attachment D – Staff Analysis

corridors. The proposed open space corridor provides connectivity to the Broad Run linear park thus contributing to the countywide system of continuous open space corridors.

As previously noted, the proposed open space corridor includes the Dominion transmission line easement area. The Comprehensive Plan provides guidance on how to incorporate utility easement areas into the County's open space. Relevant Comprehensive Plan action strategies include the following:

- As part of the rezoning and special use permit process, ensure adequate pedestrian, biking, and equestrian access to the nearest local parks through environmental, heritage, and recreational corridors. Access should incorporate, where practical, existing utility and conservation easements, abandoned railroad beds, and existing or planned trail segments (Corridors Policy 1, Action Strategy 3).
- When and where possible and appropriate, work with home owners associations, utility companies, and other private property owners to obtain appropriate easements and covenants that ensure permanent protection of open space (Open Space Policy 5, Action Strategy 1).
- Work with private and public organizations, utility companies, and other county, regional, state, and federal agencies to develop heritage, environmental, and recreational corridors (Corridors Policy 2, Action Strategy 2)
- Work with utilities and other private property owners to incorporate existing trails, not open to the public now, into the county's comprehensive trail network (Trails 2 Policy 2, Action Strategy 6)

8. **Schools – Ensure, through public and private expenditures, the timely provision of school sites and facilities that serve Prince William County school children countywide, in accordance with established level of service standards for location, cost, and program quality.**

- The need for school facilities in the area would be addressed.

9. **Transportation – To create and sustain an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips; is integrated closely with existing and planned development; and provides a network of safe, efficient, and accessible modes of travel.**

- A substantial contribution toward the completion of Rollins Ford Road and University Boulevard would be provided.
- Pedestrian linkages should be provided throughout the development.

Recommendation

Staff recommendation is that the Board of County Supervisors concurs with Alternative A and adopts Comprehensive Plan Amendment #PLN2013-00186, Stone Haven to incorporate the Stone Haven Study Land Use Plan into the Comprehensive Plan as shown in Attachment A – Stone Haven Study Land Use Plan

Attachment E – BOCS Resolutions

MOTION: COVINGTON

**March 20, 2012
Regular Meeting
Res. No. 12-344**

SECOND: NOHE

**RE: DO NOT INITIATE COMPREHENSIVE PLAN AMENDMENT
#PLN2012-00224, STONE HAVEN AND INITIATE A PLANNING
STUDY OF THE STONE HAVEN PROJECT AREA - BRENTSVILLE
MAGISTERIAL DISTRICT**

ACTION: APPROVED

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

WHEREAS, an application for an amendment to the Comprehensive Plan was received to change the Comprehensive Plan designation of approximately 337 acres, located on the northeast side of Linton Hall Road, northwest of its intersection with Rollins Ford Road and at the southwest quadrant of the intersection of Wellington Road and Devlin Road; GPINs 7496-17-4609, 7496-37-4872, 7496-35-1841 and 7496-64-4581, from Flexible Use Employment Center (FEC) to Suburban Residential Medium (SRM) Suburban Residential Low (SRL) and General Commercial (GC); and

WHEREAS, the application proposes to submit a concurrent rezoning for the site and the adjoining approximately 527 acres already planned FEC, Environmental Resource (ER) and SRL for an 864 acre mixed use community to be known as Stone Haven; and

WHEREAS, the Comprehensive Plan identifies the extension of University Boulevard and Rollins Ford Road through the Stone Haven project area; and

WHEREAS, the general welfare and good planning practice are not served by initiation of the proposed amendment to the Comprehensive Plan as requested, but a planning study of the Stone Haven project area should be undertaken; and

WHEREAS, such study should include opportunities for citizen and property owner input and opportunities for public facilities should be discussed;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby not initiate an amendment to the Comprehensive Plan of the properties described above from Flexible Use Employment to Suburban Residential Medium, Suburban Residential Low and General Commercial;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors does hereby initiate a planning study of the Stone Haven project area.

Attachment E – BOCS Resolutions

March 20, 2012
Regular Meeting
Res. No. 12-344
Page Two

Votes:

Ayes: Caddigan, Candland, Covington, Jenkins, Nohe, Stewart

Nays: May, Principi

Absent from Vote: None

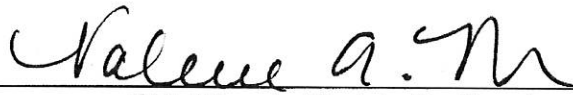
Absent from Meeting: None

For Information:

Planning Director

Peter Dolan

ATTEST:



Chief Deputy Clerk to the Board

Attachment E – BOCS Resolutions

MOTION: COVINGTON

**March 12, 2013
Regular Meeting
Res. No. 13-169**

SECOND: JENKINS

**RE: INITIATE COMPREHENSIVE PLAN AMENDMENT STONE HAVEN –
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: APPROVED

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

WHEREAS, an application for an amendment to the Comprehensive Plan was received to change the Comprehensive Plan designation of approximately 864 acres, located on the south side of Wellington Road and bounded by Devlin Road to the east, and Linton Hall Road to the southwest; GPINs: 7496-17-4609, 7496-35-1841, 7496-64-4581 and a portion of 7496-37-4872 from Suburban Residential Low, Flexible-Use Employment Center, and Environmental Resource to designations consistent with the Stone Haven Land Use Study Blended Map; and

WHEREAS, the proposed designations are consistent with the Stone Haven Land Use Study and are compatible with the surrounding development and may further the Comprehensive Plan goal to provide a pattern of land use Countywide that encourages fiscally sound development and achieves a high-quality living environment; 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 Board;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby initiate an amendment to the Comprehensive Plan of the properties described above from Suburban Residential Low, Flexible-Use Employment Center, and Environmental Resource to designations consistent with the Stone Haven Land Use Study and incorporating the additional guidance therein.

Attachment E – BOCS Resolutions

March 12, 2013
Regular Meeting
Res. No. 13-169
Page Two

Votes:

Ayes: Covington, Jenkins, Nohe, Principi, Stewart

Nays: Caddigan, Candland, May

Absent from Vote: None

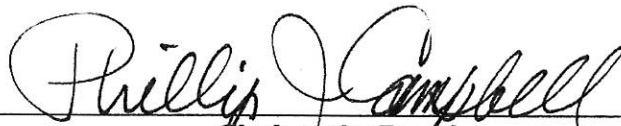
Absent from Meeting: None

For Information:

Planning Director

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
Michael D. Lubeley/Peter Dolan
4310 Prince William Parkway
Woodbridge, VA 22192

ATTEST: _____


Clerk to the Board

Attachment F – Planning Commission Resolution

PLANNING COMMISSION RESOLUTION

MOTION: BURGESS

**September 3, 2014
Regular Meeting
Res. No. 14-080**

SECOND: FRY

**RE: COMPREHENSIVE PLAN AMENDMENT #PLN2013-00186, STONE
HAVEN, BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: RECOMMEND ADOPTION

WHEREAS, this is a request to change the Long Range Land Use designation in the Comprehensive Plan of +/- 864 acres from SRL, Suburban Residential Low, FEC, Flexible Use Employment Center, and ER, Environmental Resource, to adopt the Stone Haven Study Land Use Plan that includes residential, employment, parks and open space, and transitional land use areas; and

WHEREAS, this is also a request to adopt associated land use plan text to support development consistent with the Stone Haven Study; and

WHEREAS, the site is located on the south side of Wellington Rd., west of Devlin Rd., north of Linton Hall Rd. and is identified on County maps as GPINs 7496-17-4609, 7496-37-4872(pt), 7496-35-1841 and 7496-65-4921; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on September 3, 2014, at which time public testimony was received and the merits of the above-referenced request was 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 request;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Planning Commission does hereby adopt Comprehensive Plan Amendment #PLN2013-00186, Stone Haven.

Votes:

Ayes: Arnold, Burgess, Bryant, Fry, Vanegas

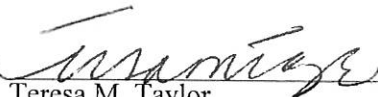
Nays: Holley, Hoson

Absent from Meeting: None

Abstained from Vote: Haynes

MOTION CARRIED

Certified Copy:


Teresa M. Taylor
Clerk to the Planning Commission



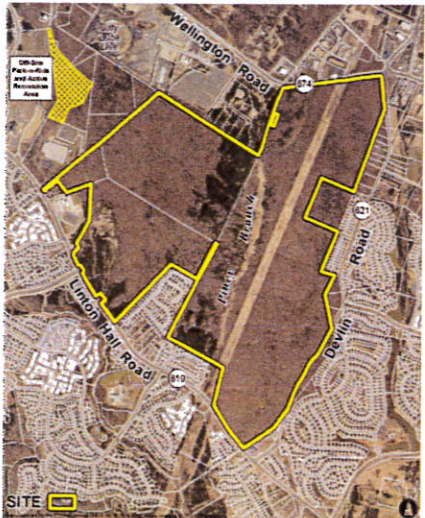
Prince William County Government
Board of County Supervisors

Stone Haven
Comprehensive Plan Amendment
#PLN2013-00186
&
Rezoning #PLN2014-00127

Brentsville Magisterial District
*Stephen Donohoe – Current Planning
Manager
Planning Office*

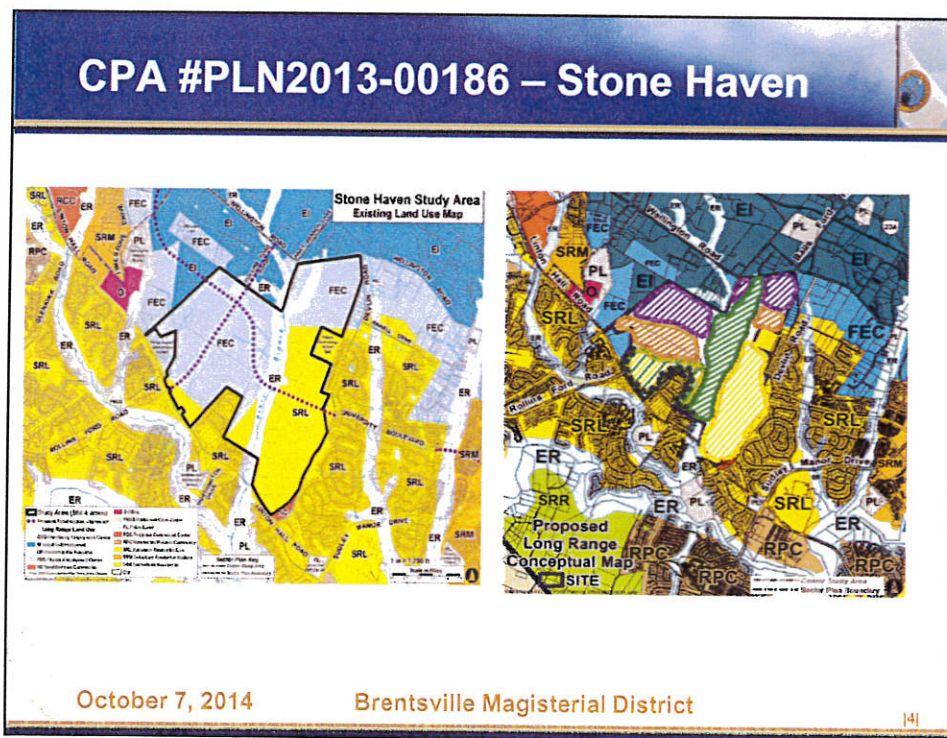
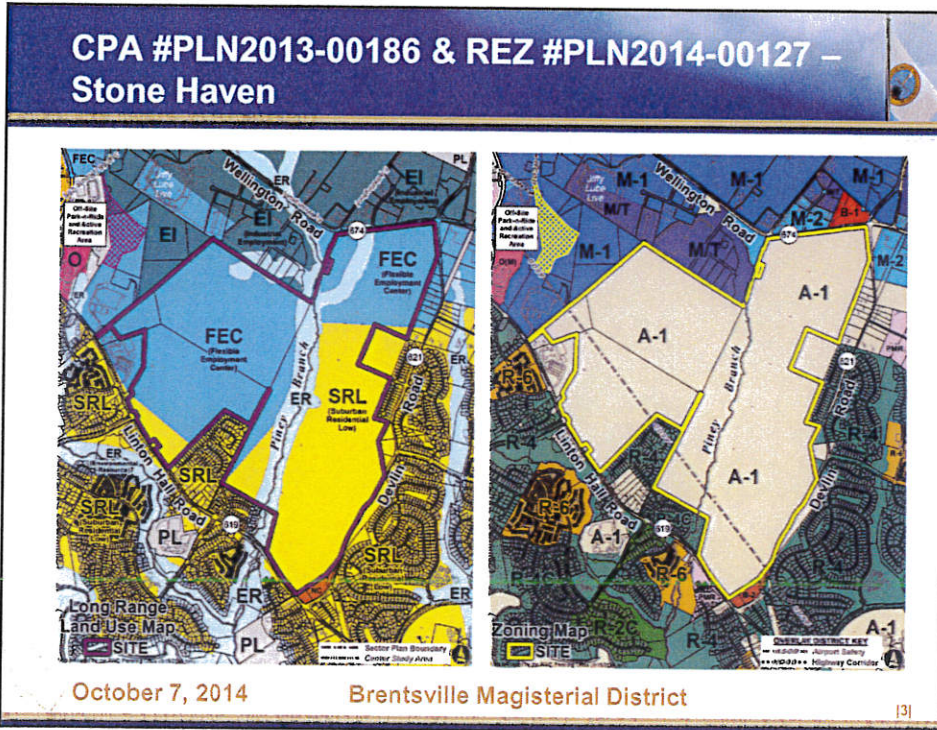
CPA #PLN2013-00186 & REZ #PLN2014-00127 – Stone Haven

- **Request –**
 - ◆ Amend the Comprehensive Plan to adopt the Stone Haven Study Land Use Plan (map & text)
 - ◆ Rezone +/-864.2 acres from A-1, Agricultural, to PMR, Planned Mixed Residential and PBD, Planned Business District.
 - Allow up to 1,650 residential units consisting of single family detached (minimum 875 SFD) and townhouse units (maximum 775)
 - Allow 1,062,735 million sq. ft. of office/employment and commercial/retail development
- **Location –** On the south side of Wellington Rd., west of Devlin Rd., and north and east of Linton Hall Rd.
- **Recommendation –** Approval



October 7, 2014 Brentsville Magisterial District

121



Comprehensive Plan Overview

- Applicant submitted request to amend Comprehensive Plan (2012)
- BOCS did not initiate request
- BOCS directed staff to work with applicant and community to discuss land use and infrastructure issues and alternatives
- Staff convened a series of informational meetings, workshops, public interest sessions, and solicited questions/comments through a project website
- Participants reviewed existing conditions, identified needs, and developed alternatives
- Results of the study were presented to BOCS in November 2012
- BOCS initiated CPA in March 2013

October 7, 2014

Brentsville Magisterial District

Study Process & Common Themes

Study Process:

- Staff and participants discussed existing conditions
- Participants identified a variety of land use scenarios which included areas for Office, Light Industrial, Low/Moderate Density Residential, Medium/High Density Residential, Retail, Parks/Open Space, and Public Lands
- Staff and participants discussed areas of consensus and areas of concern regarding land use & infrastructure

Common Themes:

- SRL and FEC are incompatible land uses
- Little support for office, industrial or commercial development along Linton Hall Road
- Little support for residential development along Wellington Road

October 7, 2014

Brentsville Magisterial District

161

Study Common Themes

- General support for Comprehensive Plan road infrastructure
- General consensus on additional infrastructure needs (e.g. school, active recreation, open space, community facilities, etc.)
- High level of support for the preservation of employment areas
- High level of support for significant contiguous open space throughout the property and preservation of environmental features
- High level of support for appropriate transitional uses (e.g. SRL adjacent to SRL, transitional land use zones and buffers between more intense uses, etc.)

October 7, 2014

Brentsville Magisterial District

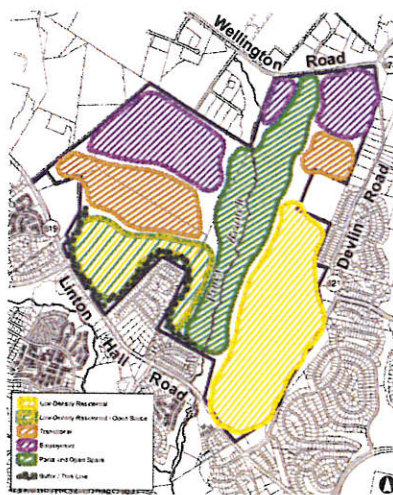
171

CPA #PLN2013-00186 – Stone Haven

Stone Haven Study Land Use Plan:

- CPA initiated by BOCS (March 12, 2013)
- CPA includes supportive policy guidance to further the themes & goals from the study
- Effect of CPA:

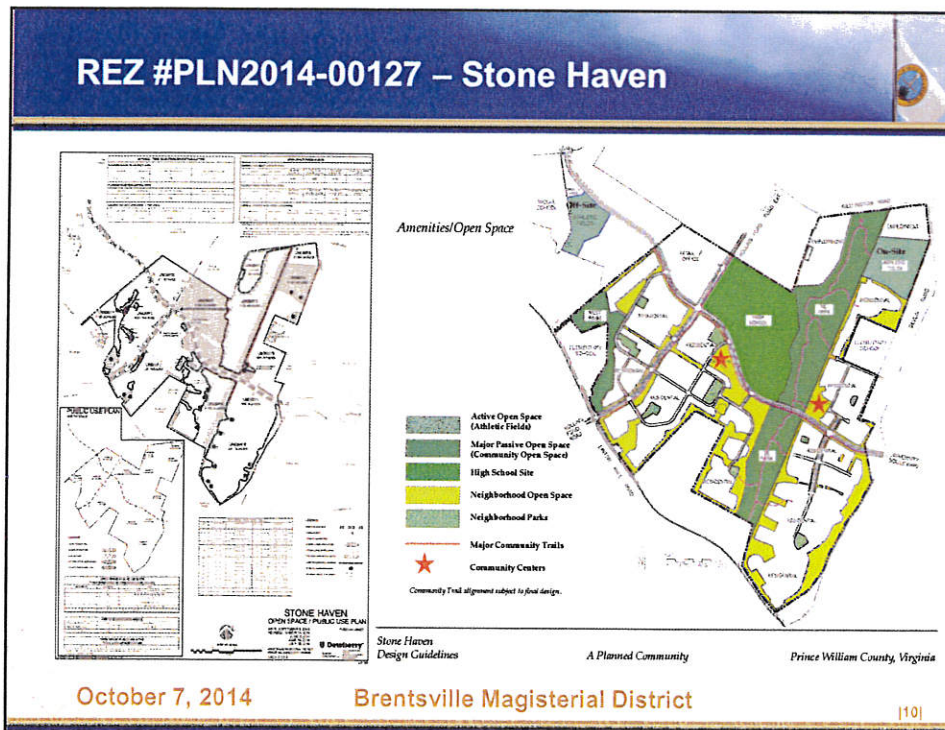
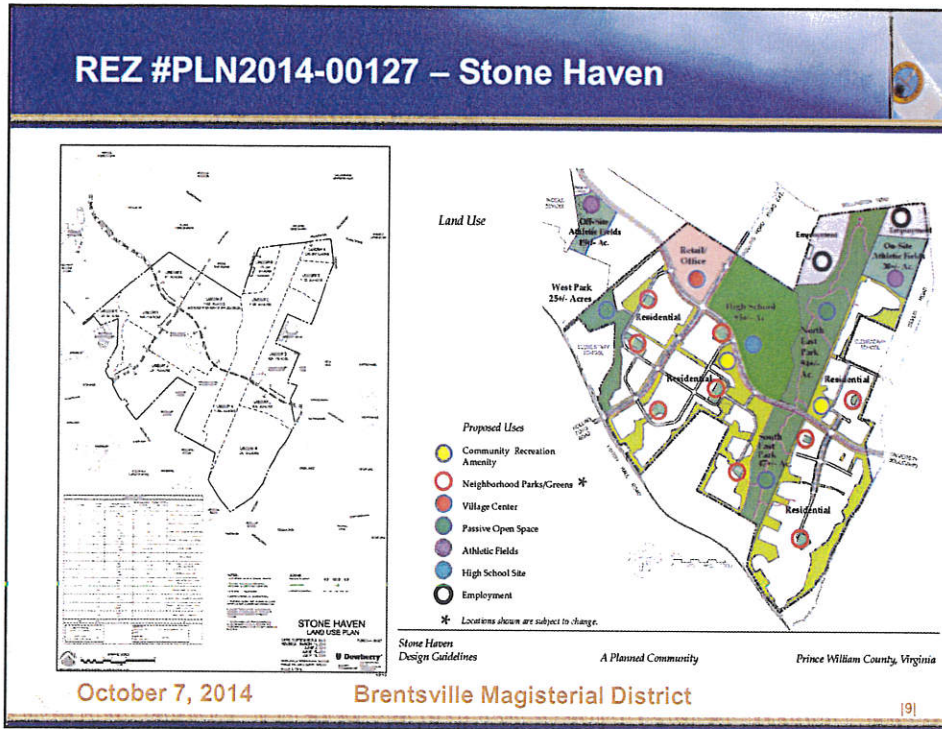
Long-Range Land Use/ Stone Haven Study Land Use Map Designation	Existing Area (±ac.)	Proposed Area (±ac.)
Suburban Residential Low (SRL)	308	
Flexible Use Employment Center (FEC)	458	
Environmental Resource (ER)	98	
Low Density Residential	0	335
Transitional		143
Employment		190
Open Space		196
Total	864	864



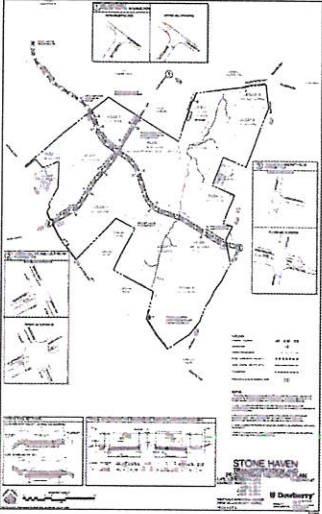
October 7, 2014

Brentsville Magisterial District

181



REZ #PLN2014-00127 – Stone Haven



STONE HAVEN
B Dovbery

Street Standards
Minor Arterial
University Boulevard & Rollins Ford Road

Section

1' sidewalk located in Phase 1/2 of rezonation on one side of concrete street.

Minor Arterial - Divided Section

Right of Way

Utility Easement

Vehicle

The traffic to be located within the Right of Way of each direction to be developed at one of the ends. For additional detail, see Page 23 of 26.

Landscaping subject to VDOT approval.

Images contained on this page are for illustrative purposes only.

Stone Haven Design Guidelines

A Planned Community

Prince William County, Virginia

Submitted to Prince William County Transportation and/or VDOT (Appendix)

October 7, 2014 Brentsville Magisterial District

[11]

REZ #PLN2014-00127 – Stone Haven

Linton Hall Rd.



October 7, 2014 Brentsville Magisterial District

[12]

REZ #PLN2014-00127 – Stone Haven



Devlin Rd.



October 7, 2014

Brentsville Magisterial District

[13]

REZ #PLN2014-00127 – Stone Haven



Wellington Rd.



October 7, 2014

Brentsville Magisterial District

[14]

CPA #PLN2013-00186 & REZ #PLN2014-00127 – Stone Haven

RECOMMENDATION: Planning Commission recommends approval, with the following recommended changes;

- The applicant is requesting to modify the performance standards of the PMR zoning district to allow a minimum sideyard setback of 5 ft. The Planning Commission expressed concern about this modification particularly in regards to fire safety, and recommended the applicant revise the proffers to eliminate proffer 66.f, thereby requiring a minimum 10 ft. side yard setback.
 - ◆ Applicant response – Applicant continues to request a modification to allow a 5 foot minimum sideyard setback; however, the applicant revised proffer 66.f to require noncombustible primary building materials (hardieplank/cement board, brick or stone) for units with modified setbacks.
- The applicant work to address sound mitigation, with respect to the property's proximity to Jiffy Lube Live.
 - ◆ Applicant response – As of the date of this report, the Planning Commission's recommendation remains unaddressed.

October 7, 2014

Brentsville Magisterial District

[15]

CPA #PLN2013-00186 & REZ #PLN2014-00127 – Stone Haven

Planning Commission recommendation - (cont'd.)

- The applicant revise the proffers to include phasing language for the timing of construction of the two community recreation amenities.
 - ◆ Applicant response – Revised proffers to include triggers requiring completion of the primary facility by the 751st building permit and completion of the secondary facility by the 1,250th building permit.
- The applicant provide clarification that the open space provided with the project is in conformance with County standards.
 - ◆ The open space provided with the project is consistent with the definition of open space in the Zoning Ordinance, as follows:

Open space shall mean the area within the boundaries of a development that is intended to provide light, air, view and/or a quality or general appearance of openness, and is designed for scenic, recreational, privacy, or environmental purposes. In general, open space shall be available for entry on and use by the residents of the development within which the open space is located, but may include areas designed to enhance aesthetic amenities, maintain property values and buffer incompatible uses by preserving natural features and providing landscaping or screening for the benefit of such residents or residents of neighboring areas. Open space may include, but shall not be limited to, lawns; decorative plantings; walkways and trails; active and passive recreation areas, such as tot lots, including permitted principal and accessory uses; undisturbed natural areas; wooded areas; natural creeks, streams, lakes and similar water features; manmade lakes designed to be an attractive development amenity but which may be used for storm water management; storm water management dry ponds which are landscaped or contain existing trees; and areas where buffering, landscaping or screening are required by this chapter.

October 7, 2014

Brentsville Magisterial District

[16]

CPA #PLN2013-00186 & REZ #PLN2014-00127 – Stone Haven

Staff Recommendation: Approval, of the CPA & REZ for the following reasons;

- The Stone Haven Study Land Use Plan is a result of a community planning process with representatives from residential communities, business owners, land owners, etc.
- The Stone Haven Master Zoning Plan is designed to implement the Stone Haven Study Land Use Map.
- Residential, retail/commercial, office, office/flex and open space areas are located on the property consistent with the Stone Haven Study Land Use Map.
- Eliminates existing incompatibility (FEC adjacent to SRL), provides appropriate transitional uses within the property, and provides uses consistent with existing adjacent uses.
- Compatible density with surrounding residential communities.
- Master planning of entire site allow for better integrated mix of uses, connectivity to public facilities and amenities, and promotes walkability.
- Construction of Comprehensive Plan roads. The construction of Rollins Ford Rd. and University Blvd. through the property will provide key links and connections within the area and for the region.

October 7, 2014

Brentsville Magisterial District

[17]

CPA #PLN2013-00186 & REZ #PLN2014-00127 – Stone Haven

Staff Recommendation (cont'd)

- Public Use Sites – Proposal includes a land dedication of +/- 287 acres on-site and +/-23 acres off-site as public use sites.
 - +/-91 acre high school site will be dedicated as proffered, including infrastructure improvements. The proposed rezoning generates 1,009 students (297 high school students). The proposed high school site will accommodate 2,053 students.
 - Potential middle school site will be provided if requested by the School Board and approved through a public facility review.
 - Significant open space is dedicated throughout the project with +/-196 acres on-site for active and passive recreation.

October 7, 2014

Brentsville Magisterial District

[18]

CPA #PLN2013-00186 & REZ #PLN2014-00127 – Stone Haven

Staff Recommendation (cont'd)


- The proffered Design Guidelines depict high quality architectural form and provide overall community design principles for the project.



October 7, 2014 Brentsville Magisterial District [19]

CPA #PLN2013-00186 & REZ #PLN2014-00127 – Stone Haven – UPDATED PROJECT DETAILS

- Request –**
 - Amend the Comprehensive Plan to adopt the Stone Haven Study Land Use Plan
 - Rezone +/-717.9 acres from A-1, Agricultural, to PMR, Planned Mixed Residential and PBD, Planned Business District.
 - Allow up to 1,006 residential units consisting of single family detached and townhouse units (maximum 301)
 - Allow 1,124,175 million sq. ft. of office/flex & light industrial development
- Location –** On the south side of Wellington Rd., west of Devlin Rd., and north and east of Linton Hall Rd.
- Recommendation – Approval**



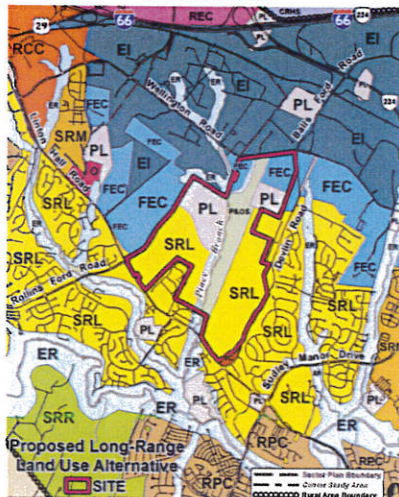
December 8, 2015 Brentsville Magisterial District [20]

CPA #PLN2013-00186 & REZ #PLN2014-00127 – Stone Haven – UPDATED PROJECT DETAILS

Alternative A – Staff recommendation



Alternative B

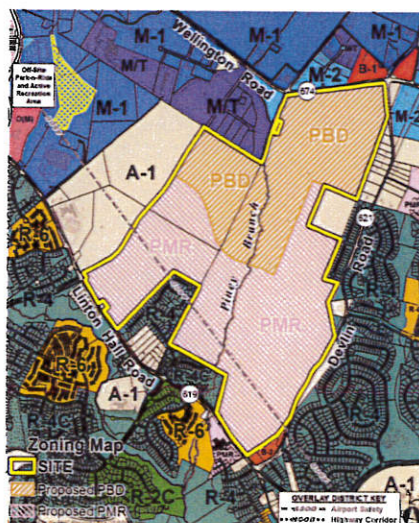
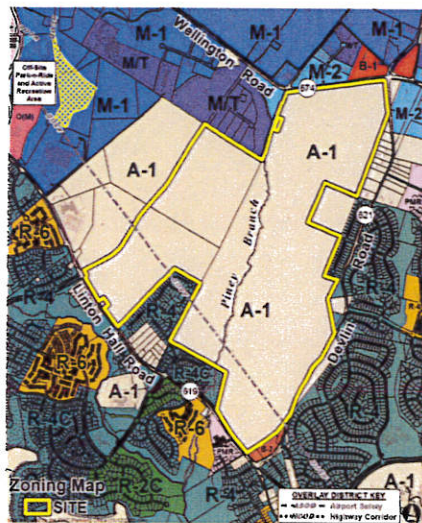


December 8, 2015

Brentsville Magisterial District

[21]

CPA #PLN2013-00186 & REZ #PLN2014-00127 – Stone Haven – UPDATED PROJECT DETAILS



December 8, 2015

Brentsville Magisterial District

[22]

CPA #PLN2013-00186 & REZ #PLN2014-00127 – Stone Haven – UPDATED PROJECT DETAILS

Amended Project Details:

- Overall rezoning proposal area reduced from 864.2 acres to 717.9 acres. This reduction includes the removal of the following portions of the project:
 - ◆ Landbay E - +/-39.7 acre Village Center commercial/retail center
 - ◆ Landbay H - +/-25.4 acres designated as Parks and Open space
 - ◆ Landbay I (part) - +/-53.3 acres of landbay I designated for medium density residential development
 - ◆ Landbay J (part) - +/-27.6 acres of landbay J designated for low density residential
- Maximum number of units reduced from 1,650 to 1,006
- Overall residential density is reduced from 3.3 dwelling units per acre to 2.58 dwelling units per acre.
- Unit Types
 - ◆ Maximum number of townhouse units reduced from 775 to 301
 - ◆ Removed 164 2-over-2 townhouse multifamily units

December 8, 2015

Brentsville Magisterial District

[23]

CPA #PLN2013-00186 & REZ #PLN2014-00127 – Stone Haven – UPDATED PROJECT DETAILS

- Applicant removed a 5 ft. side yard setback modification request
- Increased the area of nonresidential office/flex/light industrial uses in landbays along Wellington Rd. Resulted in an increase in the maximum gross floor area for nonresidential development from 1,062,735 SF to 1,124,175 SF
- Rollins Ford Rd. & University Blvd. – Based on residential unit reduction, the applicant reduced the road construction commitment to a half section (2-lanes)
- Improved pedestrian connectivity with Bristow Commons Retail Center
- Provided monetary contributions consistent with the 2014 proffer policy (previous contributions were based on 2006 policy guide)

Staff continues to recommend approval

December 8, 2015

Brentsville Magisterial District

[24]