



COUNTY OF PRINCE WILLIAM

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PLANNING
OFFICE

Rebecca Horner, AICP, CZA
Director of Planning

October 26, 2018

TO: Planning Commission

FROM: Stephen L. Donohoe
Planning Office

RE: Rezoning #REZ2015-20003, Woodborne Preserve
Brentsville Magisterial District

I. Background is as follows:

- A. Request – To rezone +/-88.25 acres from A-1, Agricultural, to SR-1C, Semi-Rural Residential Cluster, to allow for the development of 56 single-family detached dwelling units at a density of one dwelling unit per 1.58 acres.

Uses / Development Features	Existing / Permitted Development	Proposed Development (requires rezoning)
Zoning	A-1, Agricultural	SR-1C, Semi-Rural Cluster
Use	Agricultural / Residential	Residential
Density	1 SFD per 10 acres	1 SFD unit per 1.58 acres 56 SFD
Lot Size	Minimum 10 acres	Minimum 20,000 SF (0.46 acre) – cluster layout
Average Daily Vehicle Trips	Current: None If developed with 8 lots: +/-80 VPD	+/-566 VPD (per TIA)

- B. Site Location – The site is located at 15403, 15409, 15497, and 15503 Thoroughfare Road; approximately 1,500 feet east of the intersection of Thoroughfare Road and James Madison Highway / Route 15. The site is identified on County maps as GPINs 7297-23-9798, 7297-33-3297, 7297-43-1982, 7297-43-8450.

- C. Comprehensive Plan – The site is designated SRR, Semi-Rural Residential, and ER, Environmental Resource, in the Comprehensive Plan. The site is also located within the I-66/Route 29 Sector Plan.
- D. Zoning – The site is zoned A-1, Agricultural.
- E. Surrounding Land Uses – The site is surrounded by residential development that is planned SRR, Semi-Rural Residential. The surrounding properties are zoned A-1, Agricultural, SR-1, Semi-Rural Residential and R-2 & R-4, Suburban Residential. In addition to the residential uses in the surrounding area, there are also a number of vacant properties in the vicinity.
- F. Background / Context – The project has undergone multiple significant revisions. When the project was initially submitted in November 2014, the project consisted of the 88.25 acres that make up to current project area. At that time, the request was for 88 single family dwelling units at a density of 1 dwelling unit per acre.

In July of 2017, the project merged with an abutting rezoning project to the west known as Dominion Hunt, #REZ2015-00097. The project area increased to request 132 single family detached dwelling units on +/-139 acres (density of 1 dwelling unit per 1.05 acres).

The project was advertised for the April 18, 2018, Planning Commission public hearing. At that time, the request was to allow development of 107 single family detached dwelling units, having a density of 1 dwelling unit per 1.3 acres. The staff report included a recommendation of denial. Prior to the public hearing, the Applicant requested the rezoning case be deferred to a future date and for the case to be removed from the April 18, 2018 Planning Commission agenda. The public hearing was deferred prior to being opened.

On August 28, 2018, the Applicant resubmitted the rezoning case with a reduction in the project size to +/-88.25 acres with 56 dwelling units proposed. The revised submission responded to a number of the weaknesses that were identified in the previously issued Planning Commission staff report including:

- Transitional densities relative to surrounding residential development;
- Development proximity to Rural Area & Journey Through Hallowed Ground; and
- Insufficient buffers.

II. Current Situation is as follows:

- A. Planning Office Recommendation – The Planning Office recommends approval of the #REZ2015-20003, Woodborne Preserve, for the following reasons:
 - Zoning Classification –The SR-1C zoning, which is the requested zoning district, is intended to implement the SRR designation of the Comprehensive Plan.

- Surrounding Development – In assessing the appropriateness of density provided within the SRR project area, some significant factors to consider are the project location, surrounding development, and proximity to the Rural Area. To the north of the site is the UVA rezoning project area that has a density of one dwelling unit per 1.3 acres. The property to the south has a density of one unit per 2.8 acres. The property to the southeast of the site is something of an outlier in terms of density relative to the Comprehensive Plan in that it is zoned R-4, Suburban Residential, and has a density of approximately 3 du/ac. The remaining surrounding properties are zoned A-1, Agricultural and range in size from 3 to 8 acres. As this rezoning project has progressed and had multiple revisions, the plan has reduced in size from a proposal with a density of 1 dwelling unit per 1.3 acres for 107 units to 1 dwelling unit per 1.58 acres to allow 56 lots. The project no longer extends to the edge of the Rural Area, and the development is now located nearer to the existing higher densities. The density goal for the project shifted slightly upon consideration of the significantly changed project area. The density now recognizes the surrounding development pattern and delivers a Semi-Rural Residential cluster project.
- Cluster Open Space – The plan shows 62.3% open space provided. This is beyond the minimum zoning cluster requirement of 35%.
- Thoroughfare Road – As proffered, in lieu of a monetary contribution, the Applicant shall design and construct improvements on Thoroughfare Road and James Madison Highway (Route 15) as generally depicted on the Transportation Improvements Exhibit.

- B. Planning Commission Public Hearing – A public hearing before the Planning Commission has been advertised for November 7, 2018.

III. Issues in order of importance are as follows:

A. Comprehensive Plan

1. Long-Range Land Use – Is the proposed use consistent with those uses intended by the SRR designations?
2. Level of Service (LOS) – How does the proposal address the Policy Guide for Monetary Contributions in effect July 1, 2014?

B. Community Input – Have members of the community raised any issues?

C. Other Jurisdictional Comments – Have other jurisdictions raised any issues?

D. Legal Uses of the Property – What uses are allowed on the property? How are legal issues resulting from the Planning Commission action addressed?

E. Timing – When must the Planning Commission take action on this application?

IV. Alternatives beginning with the staff recommendation are as follows:

- A. Recommend approval of #REZ2015-20003, Woodborne Preserve, subject to the proffers dated October 24, 2018, found in Attachment C.

1. Comprehensive Plan Consistency Analysis:

- a) Long-Range Land Use – The site is classified SRR, Semi-Rural Residential. The SR-1 zoning district is intended to implement the Semi-Rural Residential land use classification of the Comprehensive Plan. The purpose of the Semi-Rural Residential classification is to provide for areas where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and the more dense residential development found in the Development Area. The communities to the north, east, and southeast have higher densities than that proposed. If approved, the site could be developed with up to 56 single family detached units in accordance with the attached proffers and GDP.
- b) Level of Service (LOS) – This rezoning proposal is not subject to Virginia State Code Section 15.2-2303.4, since it was filed prior to July 1, 2016. The level of service impacts related to the request would be mitigated by the proffered monetary contributions as follows:

Water Quality	\$75 per acre	±88.25 acres	\$6,6187.50
Fire & Rescue	\$1,053 per single-family detached (SFD) unit	\$1,053 x 56 SFD	\$58,968.00
Housing	\$250 per SFD	\$250 x 56 SFD	\$14,000.00
Libraries	\$812 per SFD	\$812 x 56 SFD	\$45,472.00
Parks & Recreation	\$5,591 per SFD	\$5,591 x 56 SFD	\$313,096.00
Schools	\$20,694 per SFD	\$20,694 x 56 SFD	\$1,158,864.00
Transportation	*	*	*
TOTAL LOS \$ CONTRIBUTION			\$1,656,587.50

*As proffered, in lieu of a monetary contribution for Transportation, the applicant shall construct Thoroughfare Road per the Transportation Improvement Exhibit (attached).

2. Community Input – Notice of the application has been transmitted to adjacent property owners within 500 feet. As of the date of this report, the Planning Office has heard from four adjacent property owners. Three residents have expressed support for the project. The citizen in opposition has expressed concern over the proposed project density, proposed cluster design, environmental and schools impacts. Additionally, the Applicant has reportedly held the following community meetings:

- a) February 3, 2018 – Residents on Thoroughfare Road, Old Carolina Road, James Madison Highway

- b) March 5, 2018 – Residents on Thoroughfare Road, Old Carolina Road, James Madison Highway
- c) April 9, 2018 – Blue Ridge Farms/Breyerton HOA
- d) September 19, 2018 – Residents on Thoroughfare Road, Old Carolina Road, James Madison Highway
- e) September 20, 2018 – Blue Ridge Farms/Breyerton HOA
- f) October 8, 2018 – Blue Ridge Farms/Breyerton HOA

- 3. Other Jurisdictional Comments – The project area is outside the required notification area of nearby jurisdictions.
- 4. Legal Uses of the Property – The site could be developed with up to 56 single-family detached units at a density of 1.58 du/ac. in accordance with the proposed proffers. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's office.
- 5. Timing – The Planning Commission has until February 5, 2019, 90 days from the first public hearing date, to take action on this proposal. Approval of the rezoning would meet the 90-day requirement.

B. Recommend denial of #REZ2015-20003, Woodborne Preserve.

1. Comprehensive Plan

- a) Long-Range Land Use – If the application is denied, the land use designation of the site would remain SRR, Semi-Rural Residential, and the zoning classification would remain A-1, Agricultural.
- b) Level of Service – Denial would not have any impact on the existing level of service.

- 2. Community Input – Notice of the application has been transmitted to adjacent property owners within 500 feet. As of the date of this report, the Planning Office has heard from four adjacent property owners. Three residents have expressed support for the project. The citizen in opposition has expressed concern over the proposed project density, proposed cluster design, environmental and schools impacts. Additionally, the Applicant has reportedly held the following community meetings:

- a) February 3, 2018 – Residents on Thoroughfare Road, Old Carolina Road, James Madison Highway
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- f) October 8, 2018 – Blue Ridge Farms/Breyerton HOA

3. Other Jurisdictional Comments – The project area is outside the required notification area of nearby jurisdictions.
4. Legal Uses of the Property – The site would remain zoned A-1, Agricultural, and could be developed in accordance with the A-1 zoning development standards. If the site were to develop with residential uses as permitted in the A-1 zoning district, the property could yield 8 lots. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's office.
5. Timing – The Planning Commission has until February 5, 2019, 90 days from the first public hearing date, to take action on this proposal. Denial of the rezoning would meet the 90-day requirement.

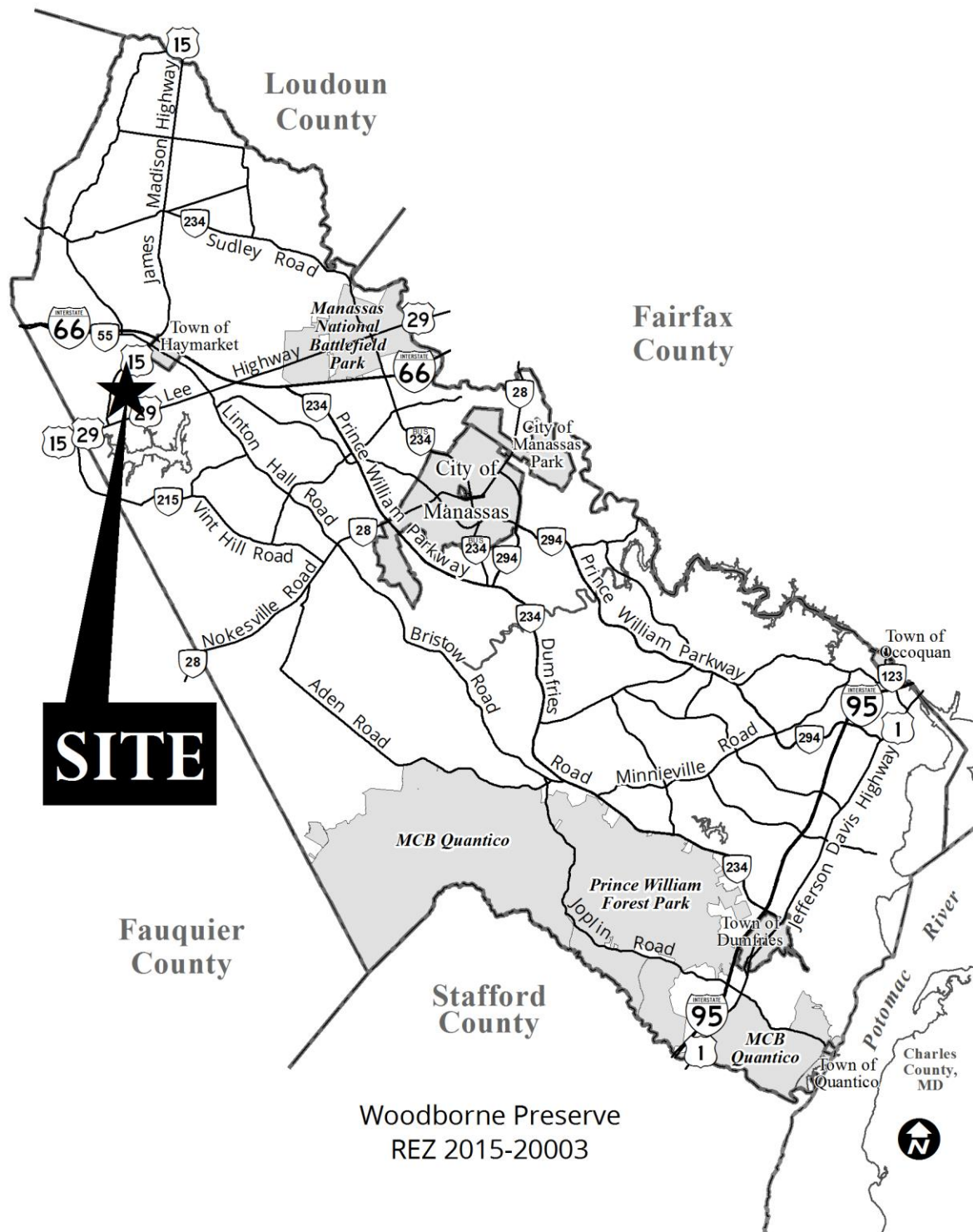
V. **Recommendation** is that the Planning Commission accept Alternative A and recommend approval of #REZ2015-20003, Woodborne Preserve, subject to proffers dated October 24, 2018.

Staff: Stephen L. Donohoe, X5282

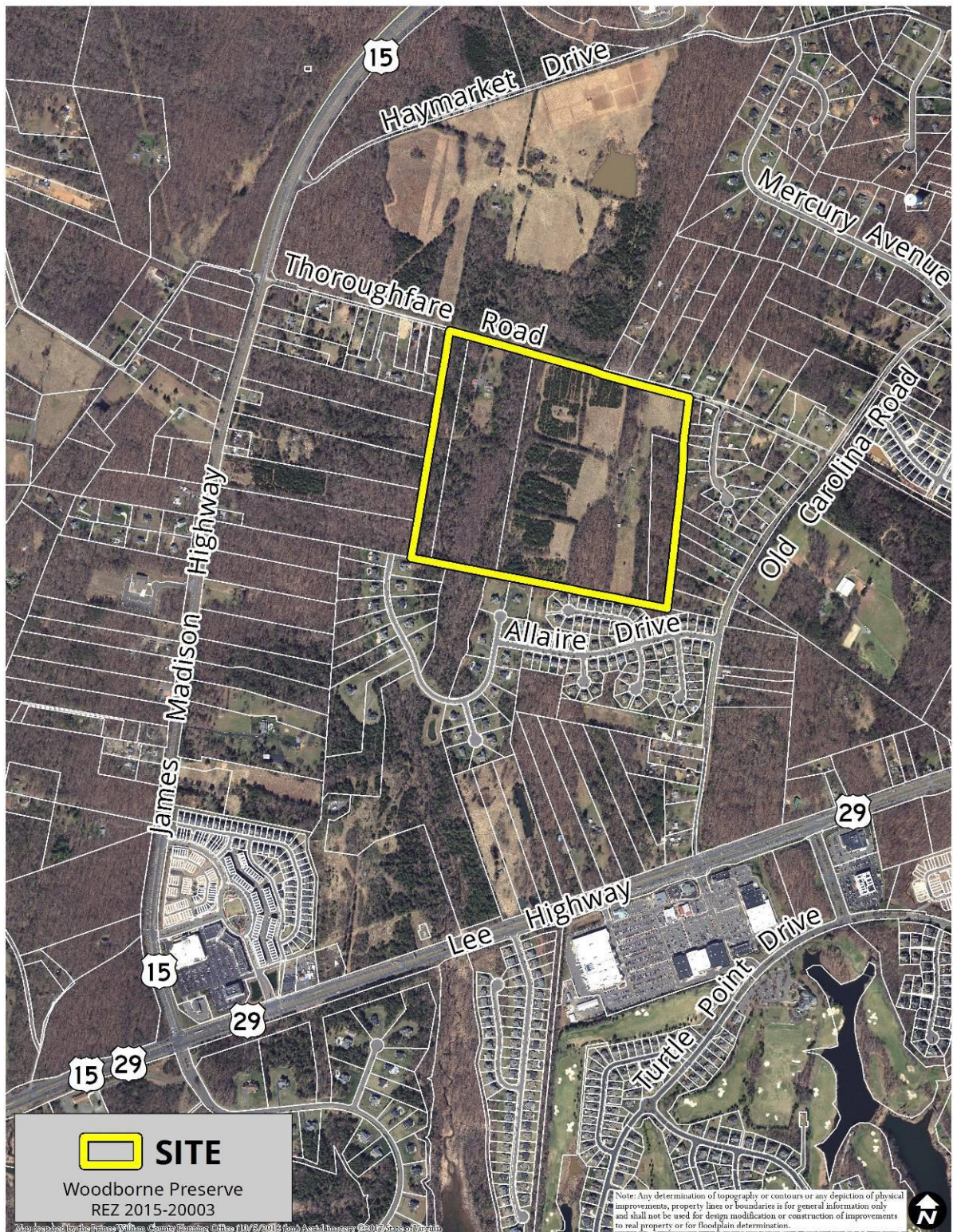
Attachments

- A. Area Maps
- B. Staff Analysis
- C. Proffer Statement
- D. Generalized Development Plan & Enhanced Screening Exhibit
- E. Transportation Improvements
- F. Environmental Constraints Analysis
- G. Historical Commission Resolution

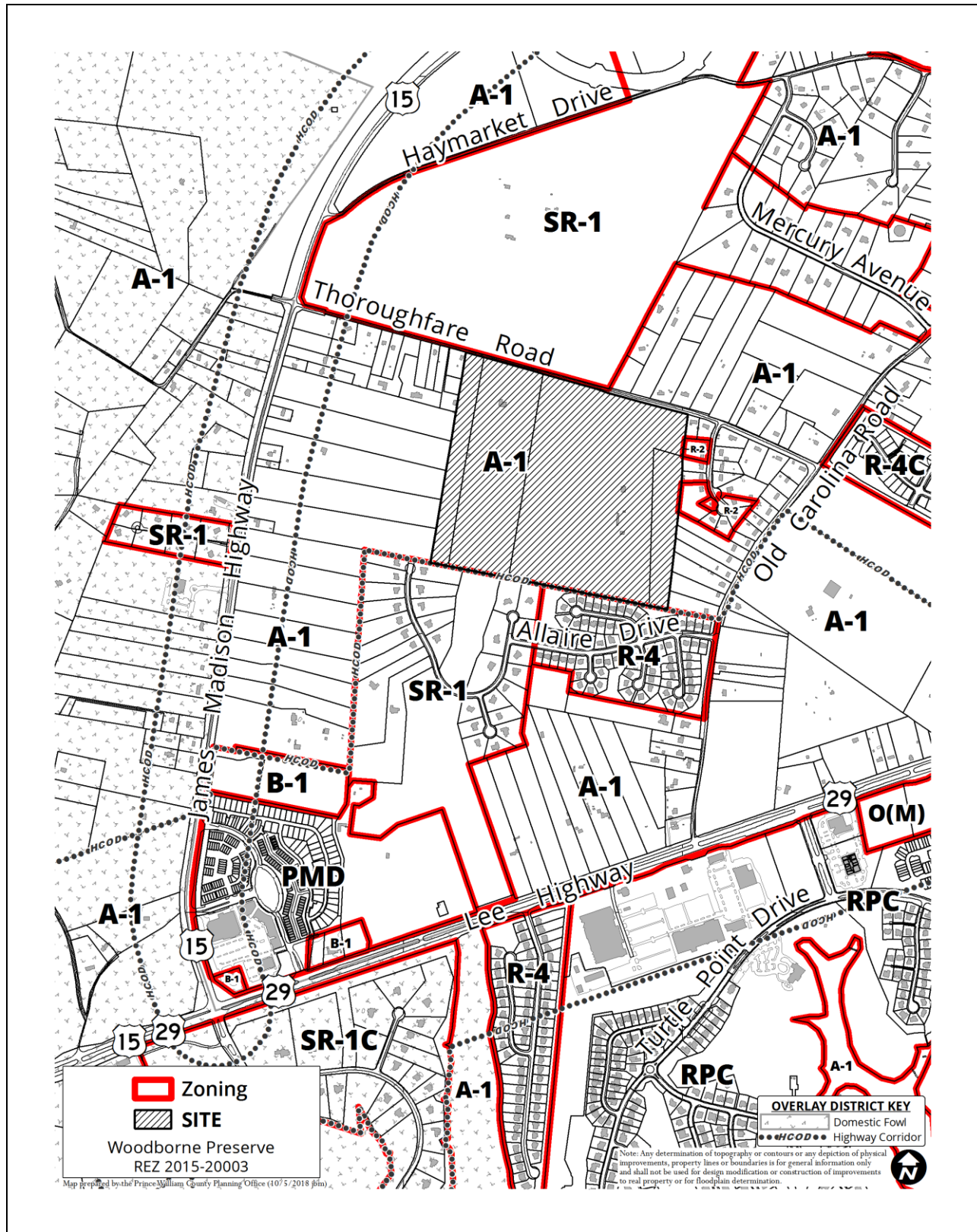
Attachment A – Maps
VICINITY MAP



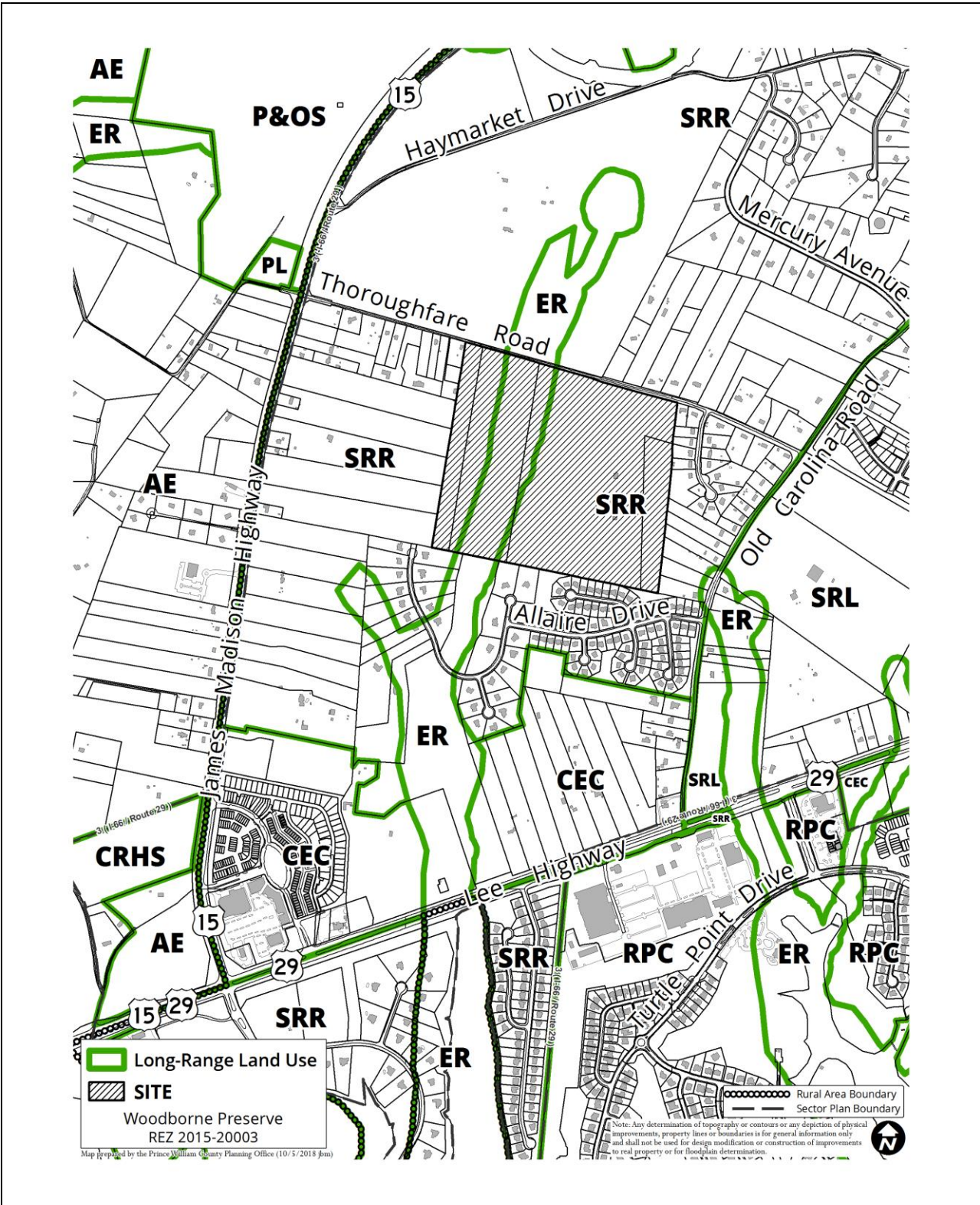
Attachment A – Maps AERIAL MAP



Attachment A – Maps EXISTING ZONING MAP

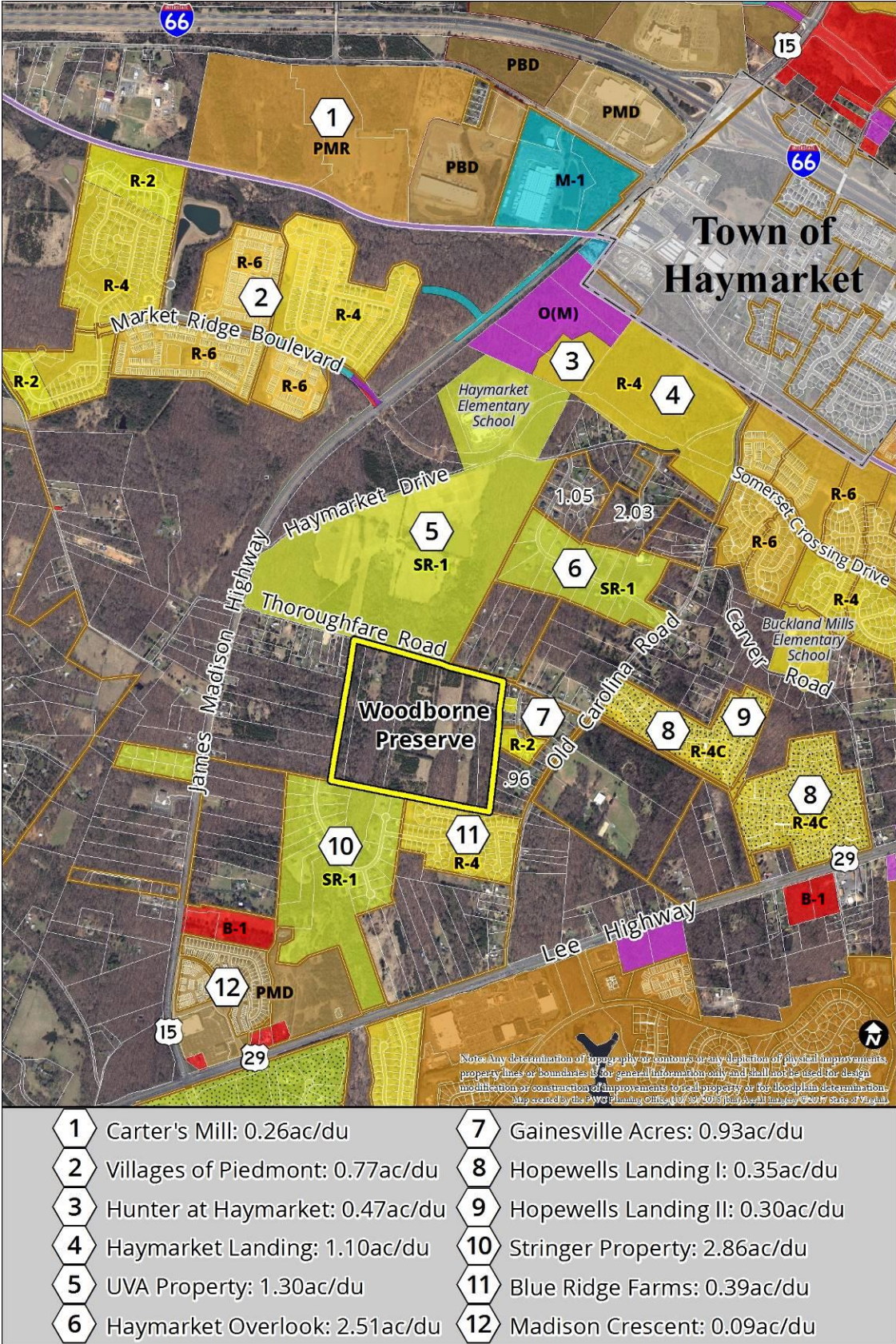


Attachment A – Maps
LONG-RANGE LAND USE MAP



Attachment A – Maps

DENSITY MAP



Part I. Summary of Comprehensive Plan Consistency**Staff Recommendation: Approval**

The analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	No
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Housing	Yes
Libraries	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Schools	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

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

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Single family detached dwellings & vacant properties	SRR	A-1 & SR-1
South	Single family detached dwellings & vacant properties	SRR	A-1, SR-1 & R-4
East	Single family detached dwellings	SRR	A-1 & R-2
West	Single family detached dwellings & vacant properties	SRR	A-1

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 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.

This site is located within the Development Area of the County and is classified SRR, Semi-Rural Residential. The following table summarizes the uses and densities intended within the SRR designation:

Long-Range Land Use Plan Classification	Land Uses Intended
Semi-Rural Residential (SRR)	<p>The purpose of the Semi-Rural Residential classification is to provide for areas where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and the more dense residential development found in the Development Area.</p> <p>Residential development in the SRR areas shall occur as single-family dwellings at a density of one dwelling per 1-5 gross acres. Where more than two dwellings are constructed – as part of a residential project in the SRR classification – the average density within that project should be 1 dwelling unit per 2.5 acres on a project-by-project basis. Cluster housing and the use of the planned unit development concept may occur, so long as the resulting residential density is no greater than that possible under conventional development standards and provided that such clustering furthers valuable environmental objectives such as stated in the Environment Plan and is consistent with fire and rescue service objectives. The lower end of the density range for the SRR classification should be proposed with a rezoning application. Higher densities shall be achieved through negotiation at the rezoning stage, not to exceed average densities established in this category.</p>
Environmental Resource (ER)	<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>

Proposal's Strengths

- **Zoning Classification** – The SR-1C zoning, which is the requested zoning district, is intended to implement the SRR designation of the Comprehensive Plan.
- **Surrounding Development** – In assessing the appropriateness of density provided within the SRR project area, some significant factors to consider are the project location, surrounding development, and proximity to the Rural Area. To the north of the site is the UVA rezoning project area that has a density of one dwelling unit per 1.3 acres. The property to the south has a density of one unit per 2.8 acres. The property to the southeast of the site is something of an outlier in terms of density relative to the Comprehensive Plan in that it is zoned R-4, Suburban Residential, and has a density of approximately 3 du/ac. The remaining surrounding properties are zoned A-1, Agricultural and range in size from 3 to 8 acres. As this rezoning project has progressed and had multiple revisions, the plan has reduced in size from a proposal with a density of 1 dwelling unit per 1.3 acres for 107 units to 1 dwelling unit per 1.58 acres to allow 56 lots. The project no longer extends to the edge of the Rural Area, and the development is now located nearer to the existing higher densities. The density goal for the project shifted slightly upon consideration of the significantly changed project area. The density now recognizes the surrounding development pattern and delivers a Semi-Rural Residential cluster project.
- **Cluster Open Space** – The plan shows 62.3% open space provided. This is beyond the minimum zoning cluster requirement of 35%.

Proposal's Weaknesses

- **Density** – Residential development in the SRR areas shall occur as single-family dwellings at a density of one dwelling per 1-5 gross acres. Where more than two dwellings are constructed – as part of a residential project in the SRR classification – the average density within that project should be 1 dwelling unit per 2.5 acres on a project-by-project basis. The proposed density for the project is one dwelling unit per 1.58 per acres. The proposed SR-1 Cluster allows for a minimum lot size of 20,000 SF; however, as recommended in the Comprehensive Plan, the average density for a SRR project is 1 unit per 2.5 acres.
- **Density near ER** – The Comprehensive Plan encourages lower density development adjacent to environmental features. Environmental features are present on the property. Development should occur at the low end of the density range. Although noted as a weakness, the layout of the project considers the environmental features on-site and development will result in minimal disturbance.

On balance, although the project conforms with the standards for suburban cluster development and the proposed density falls within the range 1 dwelling unit per 1 to 5 acres, the proposal does not strictly conform to the additional policy guidance that recommends an average density of 1

dwelling unit per 2.5 acres on a project-by-project basis; therefore, this application is found to be inconsistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

Proposal's Strengths

- Conservation Area – The Applicant provided an area of separation between existing and proposed residential development. The majority of these areas are shown as being within a conservation easement.
- Pedestrian Trail – As shown on the GDP, the applicant will construct a trail throughout the open space area provided on the western portion of the site.
- Buffering Residential Along Roadways – The previous project submission showed 7 lots that did not have a buffer provided in accordance with the DCSM. With the changes to the project, the buffer has been provided per the standard and the lots are setback a greater distance from the road.

Proposal's Weaknesses

- Design Guidelines and/or Architectural Elevations – The Comprehensive Plan recommends that generalized development plans be submitted with applications for rezonings, include architectural, sign, lighting, and landscape concepts for all developments. While the proffers reference primary materials, the detail and commitment is limited.

On balance, this application is found to be consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting 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. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

Phase I archaeological studies are generally required at submission of rezoning and special use permit applications where significant prehistoric or historic sites and cemeteries are known or suspected. Phase II evaluations and treatment plans studies may also be required. Records research is required of all applicants for rezoning, special use permit, comprehensive plan amendment, and public facility review applications.

Prior to the project being reduced in size to the subject 88.25 acres, the project had frontage along James Madison Highway / Route 15. Route 15 is included in the Journey Through Hallowed Ground National Heritage Area and is designated as a National Scenic Byway. The Applicant's plan showed a conservation area along the property's Route 15 frontage. The project no longer extends to Route 15 and this proffered conservation area is not included.

Additionally, because the project no longer has frontage along Route 15, the prior proffer a monetary contribution for a Journey Through Hallowed Ground/National Scenic Byway marker has been removed from the proffers.

Proposal's Strengths

- Cultural Resources Curation – As proffered, the Applicant shall curate with the County artifacts, field records, laboratory records, photographic records, computerized data and other historical records recovered as a result of the Phase I cultural resources investigations conducted for the Property.

Proposal's Weaknesses

- None identified

On balance, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental

resources and features. The plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The applicant submitted an Environmental Constraints Analysis. The property consists of gentle slopes and level areas and is located within Subwatershed #218 and #220, in the Broad Run watershed. The site predominantly open fields and various forest type ranging in age from early successional stages to mature hardwood forest. There is an RPA, several intermittent channels, and jurisdictional wetlands. A water quality monitoring contribution is proffered.

Proposal's Strengths

- Water Quality – The applicant has proffered to make a monetary contribution in the sum of \$75.00 per acre to the Board of County Supervisors for the purpose of monitoring water quality, stream restoration projects, and/or drainage improvements.
- Cluster Open Space – The plan now shows 62.3% open space provided. This is beyond the minimum zoning cluster requirement of 35%.
- Environmental Features – Preservation of environmentally sensitive areas with intermittent streams and wetlands is proposed through the cluster development. As shown on the ECA, approximately 29.8 acres of forested land will be preserved which contributes to the total of +/- 35.7 acres of the site remaining undisturbed.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems—such as sprinklers, smoke detectors, and other architectural modifications.

The site is served by the Antioch Fire and Rescue Station #24. It is estimated that there are approximately 1,982 incidents per tactical unit at this station, which is within the recommended standard of 2,200 incidents per unit.

Proposal's Strengths

- Level of Service – The applicant has proffered to provide monetary contributions for the residential units.
- 8.0 Minute Response Time – The site is within the recommended 8.0-minute response time for advanced life support.
- Antioch Fire & Rescue Station #24 Workload – The responding fire and rescue station is currently operating at a level within the recommended standard for capacity.

Proposal's Weaknesses

- 4.0 Minute Response Time – The site is located outside of the mapped 4.0-minute response time area for fire suppression and basic life support

On balance, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

Housing Plan Analysis

Prince William County is committed to clean, safe and attractive neighborhoods for all its residents, and the elimination of neighborhood blight and substandard housing. The Housing Plan sets out policies and action strategies that further the County's goal of identifying locations and criteria for the provision of diverse housing opportunities for all segments of our population and to promote economic development. The Plan includes recommendations relating to neighborhood preservation and improvement, affordable housing, special needs housing, and public/private partnerships to address housing needs.

As recommended in the Comprehensive Plan, to assist in the need for affordable housing in Prince William County, the applicant has proffered a monetary contribution of \$250 per residential unit to the Housing Preservation and Development Fund. The fund assists in developing housing options for those in the County who cannot afford to reside in the community.

Proposal's Strengths

- Monetary Contribution - The applicant has proffered to provide a \$250 per unit contribution to the Housing Preservation and Development Fund.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Housing Plan.

Library Plan Analysis

Access to a variety of information is a valuable service provided by the County. The Library Plan sets out policies and action strategies that further the County's goal of providing adequate library facilities and information resources to our residents. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility.

The library nearest the proposed project is the Gainesville Neighborhood Library located at 4603 James Madison Highway, Haymarket, VA. It is estimated that the proposed development will generate a need for additional library space and volumes of books and periodicals.

Proposal's Strengths

- **Level of Service** – The applicant has proffered to provide monetary contributions for the residential units.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Library Plan.

Parks and Open Space Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of park, open space, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space and Trails Plan sets out policies and action strategies that further the County's goal of providing 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. The plan includes recommendations to preserve existing protected open space, maintain high quality open space, expand the amount of protected open space within the County, and to plan and implement a comprehensive countywide network of trails.

The proposed residential development is near the following area parks and trails:

Type	Name
Neighborhood	None
Community	None
Regional	James S. Long Regional Park
Linear and Resource-Based	Route 15
Trails	VDOT trail on Route 15

Development of the site as proposed will generate a minimum need for an additional 24.87 acres of parks accessible to the general public (70 acres/1,000 population), including 5.33 acres of County-owned parkland (15 acres/1,000 population).

Proposal's Strengths

- Level of Service – The applicant has proffered to provide monetary contributions for the residential units.
- Trail – The Applicant intends to construct a trail with public access connections from points along Thoroughfare Road.

Proposal's Weaknesses

- Amenities – The applicant has not proffered any on-site recreational amenities in the form of a park or tot lot for the residents of the proposed development.

On balance, this application is found to be consistent with the relevant components of the Parks, Open Space and Trails Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through

Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

Proposal's Strengths

- Safety and Security Measures – The Police Department has recommended the safety and security measures that should be incorporated into the design of the site. No significant impact to police services is anticipated.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The plan includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the rural area.

The property is within the Prince William County Service Authority service area. Public water is available to the property to the site from an existing 18-inch water main located along Thoroughfare Road.

Proposal's Strengths

- Water Connection – The Applicant has proffered to be responsible for all on-site and off-site improvements required to provide the water service demand generated by the development.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the rural area.

The property is within the Prince William County Service Authority area. Public sewer is not currently available to the site. The Applicant will be responsible for construction of off-site improvements to provide sewer to the property. Connection to sewer will be from the Madison Crescent Sewage Pumping Station. Off-site easements may be required.

Proposal's Strengths

- Sewer Connection – The Applicant has proffered to be responsible for all on-site and off-site improvements required to provide the sewer service demand generated by the development.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Sanitary Sewer Plan.

Schools Plan Analysis

A high-quality education system serves not only the students and their families, but the entire community by attracting employers who value educational opportunities for their employees. The Schools Plan sets out policies and action strategies that further the County's goal of providing quality public education to our school-aged population. The Plan includes recommendations relating to facility size and location, siting criteria, compatible uses, and community use of school facilities.

The Schools Plan establishes level of service (LOS) standards for schools Countywide, based on available or project program capabilities. The Schools Plan recommends that proposed developments offset impacts on County schools by providing land for future schools and/or monetary contributions for construction of schools.

Based on annually updated county-wide student generation factors, the proposed 56 residential units request is projected to generate the following numbers of students:

Attachment B - Staff Analysis

	<u>SF</u>
Elementary School, grades K-5	17
Middle School, grades 6-8	9
High School, grades 9-12	<u>12</u>
TOTAL	38

The information and analysis provided below was provided by the School Division on March 7, 2018, and reflects the previous submission of the project which proposed up to 107 lots. The School Board has not yet provided an updated Impact Statement.

Under the School Division's 2017-18 districting, students living in this general area will attend the following schools:

	Available Space		2017-18			2022-23			2027-28		
	Capacity	Portable Classrooms	Students	+/-	Util. (%)	Students	+/-	Util. (%)	Students	+/-	Util. (%)
Buckland Mills ES	938		651	287	69.4%	706	232	75.3%	843	95	89.9%
Reagan MS	1,233		1,383	-150	112.2%	1,370	-137	111.1%	1,493	-260	121.1%
Battlefield HS	2,053	16	2,941	-888	143.3%	3,131	-1,078	152.5%	3,289	-1,236	160.2%

Other schools potentially affected by this development:

	Available Space		2017-18			2022-23			2027-28		
	Capacity	Portable Classrooms	Students	+/-	Util. (%)	Students	+/-	Util. (%)	Students	+/-	Util. (%)
Alvey ES	857		688	169	80.4%	702	155	81.9%	730	127	85.2%
Gravelly ES	955		779	176	81.6%	854	101	89.4%	895	60	93.7%
Haymarket ES	946		825	121	87.2%	904	42	95.6%	1,005	-59	106.2%
Mountain View ES	722		584	138	80.9%	555	167	76.9%	625	97	86.6%
Tyler ES	558		502	56	90.0%	508	50	91.1%	542	16	97.1%

	Affected School (Capacity)	Current Space Available	Projected Space - 5 Years	Projected Space - 10 Years	CIP Solution within 5 Years	CIP Solution within 10 Years	CIP Solution Comments
Elementary	Buckland Mills ES (938)	287	232	95			
Middle	Reagan MS (1233)	-150	-137	-260	No	Yes	MS West (Linton Hall area) 2024
High	Battlefield HS (2053)	-888	-1,078	-1,236	Yes	Yes	13th HS 2021 (west) 14th HS 2023 (mid-county)

Proposal's Strengths

- Level of Service – The applicant has proffered to provide monetary contributions for the residential units in accordance with the Board approved monetary policy in effect at the time of the submission of the rezoning.

Proposal's Weaknesses

- **Schools Capacity** – Battlefield High School and Reagan Middle School are currently over-enrolled. However, the 13th high school is scheduled to open in September 2021. The middle school relief is planned within the 10-year period with a school in the western area of the County.
- **Temporary Classroom Monetary Contribution** – As requested by the School Division in the last Impact Statement provided, the Applicant should contribute \$90,000 for school purposes provided prior to the issuance of occupancy of the first residential unit for the property. With the reduction in the project size and the proposed number of unit from 107 down to 56, the Applicant withdrew the additional monetary contribution proffer requested by the School Division.

On balance, this application is found to be consistent with the relevant components of the Schools Plan.

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The property has frontage on Thoroughfare Road. As shown on the GDP, the site will have two access points along Thoroughfare Road. No access is being proposed directly from Route 15.

ROAD NETWORK

Following is a description of the road network which directly or indirectly serves the site:

James Madison Highway (Route 15) – The site is directly served by Route 15 to the east. It is an existing two-lane shoulder & ditch facility approximately 24' wide and classified as an urban minor arterial by VDOT. It includes a posted speed limit of 55 MPH in the vicinity of Thoroughfare Road. Based on the latest available (2017) VDOT traffic counts, this segment of Route 15 carries 14,000 annual average weekday daily vehicle trips (AAWDT). The portion of Route 15 in the vicinity of the site is included in the Comprehensive Plan as a Parkway for widening to 4 lanes within the

160'-174' (only where requested by functional plan) PA-2 standard with a Class 1 trail on the east side of Route 15. There are currently no pedestrian/bike facilities along this portion of Route 15.

Thoroughfare Road (Route 682) – This is a two-lane undivided roadway with a posted speed limit of 25 mph. It is paved from Old Carolina Road to approximately 2,000 feet to the west. The remaining section to the west is constructed as a gravel road to just east of U.S. Route 15. Thoroughfare Road is designated as a Major Collector on the Prince William County Thoroughfare Plan. East of U.S. Route 15, Thoroughfare Road carries 110 annual average weekday vehicle trips (AAWDT).

A Traffic Impact Analysis (TIA) was required for this application submission as the proposed use would generate enough trips (per the DCSM) to require a TIA. The following table provides information concerning the daily volumes and levels of services of roadways important to this development:

Roadway Name	Number of Lanes	2017 VDOT Count	2017 Daily LOS
Route 15	2	14,000 vpd	D
Thoroughfare Road	2	110 vpd	A

Proposal's Strengths

- Thoroughfare Road – As proffered, in lieu of a monetary contribution, the Applicant shall design and construct improvements on Thoroughfare Road and James Madison Highway (Route 15) as generally depicted on the Transportation Improvements Exhibit.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Transportation Plan.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- None identified.

Minimum Design Criteria

Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. The development proposal will be reviewed for compliance with all minimum standards at the time that the applicant submits detailed site development information prior to the issuance of construction permits. The listing of these issues is provided to ensure that these concerns are a part of the development record. Such issues are more appropriately addressed during the site plan review.

- None identified.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant Comprehensive Plan chapters of this report. Individual comments are in the case file in the Planning Office:

County Archaeologist
DPW- Environmental Services
Fire and Rescue
Housing and Community Development
Library
Parks Authority
Planning Office, Case Manager and Zoning Administration
Police Department
PWC Historical Commission
PWC Service Authority
PWC Transportation
Schools
VDOT

Attachment C
Proposed Proffers dated October 24, 2018

Proffer Statement
Woodborne Preserve
Rezoning #PLN2015-20003

Owner: Joyce B. Summers, Mark J. Robinson, Mark J. Robinson, as Custodian for Alanna Robinson, and Katherine M. Goode, Trustee of Katherine M. Goode Living Trust

Applicant/Contract Purchaser: Woodbourne Venture, LLC (the "Applicant")

Subject Property: GPINs 7297-23-9798, 7297-33-3297, 7297-43-1982, and 7297-43-8450 (the "Property")

Acreage: Approximately 88.25 acres

Rezoning: Agricultural (A-1) to Residential (SR-1)

Date: October 24, 2018

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions. In the event the above referenced rezoning is not granted as applied for by Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

When used in these proffers, the term "GDP" shall refer to the plan entitled "Woodborne Preserve General Development Plan," prepared by Dewberry Engineers Inc., dated July 26, 2017, last revised October 9, 2018 and consisting of two sheets; and the term "Transportation Improvements Exhibit" shall refer to the exhibit entitled "Woodborne Preserve Transportation Improvements," prepared by Dewberry Engineers Inc., dated July 26, 2017, last revised August 27, 2018.

Land Use

1. **Site Development** – The Property, consisting of approximately 88.25 acres, shall be developed in substantial conformance with the GDP, subject to minor changes approved by the County in connection with final subdivision plan review, including revisions to the lot and street layout in accordance with final engineering considerations.
2. **Density** - The Property may be developed with a maximum of fifty-six (56) single family detached dwelling units.

Community Design

3. **Homeowners Association** - The Applicant shall create a homeowners association ("HOA"), which shall be established to own, operate and/or maintain any common open space, landscaped areas, signage, the Conservation Easement (see Proffer #14), pedestrian trails, or other amenities within common areas. If appropriate, the HOA shall also be responsible for

Attachment C
Proposed Proffers dated October 24, 2018

the ownership and/or maintenance of storm water management/BMP facilities installed by the Applicant if not otherwise maintained by the County in accordance with the DCSM and County regulations and policies.

4. Covenants, Conditions and Restrictions - The Applicant shall record covenants, conditions & restrictions ("CCR's") in the Prince William County Land Records. The CCR's shall include provisions related to the following:
 - a. Architectural style.
 - b. Building materials and colors.
 - c. Streetscape, including mail boxes and house lamps.
 - d. Lighting, landscaping, and fencing.
 - e. All other exterior architectural modifications or additions.
5. Architectural Design - The primary building material for the front façade of the single family detached homes to be developed on the Property shall include one of the following: brick or brick veneer, stone or stone veneer, fiber cement siding (i.e., HardiePlank or equivalent), vinyl, and/or wood. The foregoing shall not preclude use of other building materials for building features, such as fascia, trim, roofing, and/or other secondary building elements. Architectural elements and finish types shall be varied.
6. Landscaping -
 - a. Lot Landscaping - The Applicant shall provide additional landscaping between homes where the rear of a home is oriented towards the side of a home on an adjacent lot. Such additional landscaping between the two homes shall be provided, where feasible, to include (in the aggregate) a minimum of 6 trees (6' height at installation) and 24 shrubs (18" to 24" height at installation). Compliance shall be demonstrated on the subdivision plan.
 - b. Enhanced Screening - The Applicant shall provide enhanced screening as depicted on the exhibit entitled "Woodborne – Enhanced Screening Exhibit," prepared by Dewberry Engineers Inc., dated April 15, 2018 (hereinafter, the "Enhanced Screening"). The Enhanced Screening shall be installed during the first Fall growing season (October/November) after the approval of the first subdivision plan. Compliance shall be demonstrated on the subdivision plan.
7. Signage - If monument signs or entrance signs/features are constructed in the general locations shown on the GDP, they shall incorporate masonry construction and be subject to the issuance of a sign permits from Prince William County. The base of said entrance signs/features shall be landscaped with shrubs, perennials, and ornamental grasses. The sign(s) shall be located within HOA common area or within an easement for the benefit of

Attachment C
Proposed Proffers dated October 24, 2018

the HOA. The HOA shall be responsible for maintaining any monument signs or entrance signs/features in good condition.

8. Lot Lighting - Lot lighting on the Property shall be a full cut off design and shielded to minimize illumination and glare on adjacent properties. The foregoing shall not apply to lighting required by VDOT.

Transportation

9. Transportation Improvements -

- a. In lieu of a monetary contribution, subject to Prince William County Department of Transportation (hereinafter, "County Transportation") and Virginia Department of Transportation (hereinafter, "VDOT") approvals and subject to obtaining all necessary off-site easements and/or right-of-way, the Applicant shall design and construct improvements on Thoroughfare Road and James Madison Highway (Route 15) as generally depicted on the Transportation Improvements Exhibit (hereinafter, the "Transportation Improvements") unless waived or modified during subdivision plan review. The Transportation Improvements shall be coordinated with any transportation improvements proposed in connection with any new uses approved with SUP2017-00028 (on GPIN 7297-25-0603). The Applicant shall show the final location and design of the Transportation Improvements on a separate public improvements plan to be submitted prior to approval of the first site/subdivision plan for the Property. The Transportation Improvements shall be completed by the Applicant, in accordance with the Transportation Improvements Exhibit, prior to and as a condition of the issuance of the third residential occupancy permit for the Property. For purposes of this proffer, "completed" shall mean that the Transportation Improvements are constructed in accordance with the Transportation Improvements Exhibit, and all approved plans and are open to traffic, but not necessarily accepted into the State system for maintenance.

- b. Eminent Domain -

- i. In the event the Applicant is not able to acquire off-site right of way and/or easements required in order to provide the Transportation Improvements in accordance with Proffer #9.a. above, including any easements required for utilities, utility relocation, and stormwater management, the Applicant shall request the County to acquire the right of way and/or easements by means of its condemnation powers at Applicant's expense. Applicant's request shall be in writing and shall comply in all respects with the County's Eminent Domain Policy. Said request shall be made to the appropriate County agency and shall be accompanied by the following:

1. The names of the record owners, the property addresses, tax map parcel numbers, and GPIN numbers for each landowner from whom such right of way and/or easements are sought.

Attachment C
Proposed Proffers dated October 24, 2018

2. Plats, plans, and profiles showing the necessary right of way and/or easements to be acquired and showing the details of the proposed transportation improvements to be located on each such property.
3. Pursuant to Virginia Code § 25.1-417, a determination of the value of the Property will be based on the following:
 - a. If the assessed value is less than \$25,000.00, then the value shall be determined by assessment records or other objective evidence; or
 - b. If the assessed value is greater than \$25,000.00 an independent appraisal of the value of the right of way and/or easements to be acquired, and any and all damages to the residue of the involved property, said appraisal to be performed by an appraiser licensed in Virginia and approved by the County.
4. A 60 year title search of each involved property.
5. Documentation demonstrating to the County's satisfaction Applicant's good faith, best efforts to acquire the right of way and/or easements, at a cost of at least the appraised value of the involved property interests.
6. A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property interests to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof.
7. An Agreement signed by Applicant's representative and approved by the County Attorney whereby Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The Agreement shall specifically provide that in the event the property owner is awarded in the condemnation suit more than the appraised value estimated by Applicant's appraiser, Applicant shall pay to the County the amount of the award in excess of the amount represented by the letter of credit or cash deposit within 15 days of the award.

Parks and Recreation

10. Monetary Contribution - The Applicant shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$5,591.00 per single family detached dwelling unit for parks and recreation purposes. The per unit contribution shall be made prior to and as a condition of issuance of occupancy for each residential unit.
11. Pedestrian Trails - As depicted on the GDP, the Applicant shall provide public and/or private pedestrian trails throughout the Property. The pedestrian trails may vary in width, but shall be a minimum of six (6) feet in width, the final location of which shall be shown on the final site/subdivision plan. The trails shall consist of materials appropriate to serve their function and the character of the area as determined by the Applicant, as depicted on the GDP and in accordance with the DCSM. The final location of trails may vary to accommodate topography, proffered improvements/amenities, or engineering considerations, subject to approval by the County.

Environmental

12. Monetary Contribution - The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the final subdivision.
13. Stormwater Management - The Applicant shall provide stormwater management on-site, as generally depicted on the GDP, or off-site in accordance with the DCSM.
14. Conservation Easement - The areas depicted as "Conservation Easement" on the GDP shall remain in their natural state, in which natural forest succession is allowed to occur, subject only to disturbance necessary for:
 - a. The obligations and improvements, including the installation and maintenance of those improvements, described in these proffers and/or depicted on the GDP.
 - b. The removal of objectionable non-native vegetation, as well as damaged and/or diseased vegetation to protect life and property.
 - c. The demolition and removal of any existing structures on the Property, provided that such areas are re-seeded with a native wildflower and grass mix.
 - d. Management of existing and future native landscapes, including the addition of supplemental plantings, for the enhancement of wildlife habitat.
 - e. New sewer utility crossings/encroachments.
 - f. The removal of trash, debris, etc.

Attachment C
Proposed Proffers dated October 24, 2018

- g. Enhanced Screening in connection with Proffer #6.b. above.

The foregoing restrictions shall not preclude the Applicant from utilizing the Conservation Easement for BMP calculations and credits. The Conservation Easement shall be shown on the first subdivision plan for the Property, recorded before bond release and enforced by restrictions (a) in the County deed of subdivision (or such other County deed as the County may request); and (b) in the CCR's. The Conservation Easement shall be owned by the HOA and located within HOA common areas.

15. Restoration - The Applicant shall demolish and remove any existing buildings or structures in the Conservation Easement. Such areas shall be re-seeded with a native wildflower and grass mix. Compliance shall be demonstrated on the subdivision plan.
16. Limits of Clearing and Grading - The Applicant shall limit clearing and grading to within those areas depicted on the GDP as "Approx. Limit of Clearing & Grading," subject to minor revisions in accordance with final engineering considerations at the time of final subdivision plan review and approval. No clearing or improvements shall be made outside of the limits of clearing, except for utility connections, without County approval, with the exception of: (a) the installation of plant materials, if needed to supplement existing vegetation, within those areas labeled "Open Space Area" and "Conservation Easement" on the GDP; (b) the removal of noxious vegetation, such as poison ivy, poison oak, etc, as well as dead, dying or hazardous trees; (c) the removal of existing structures (houses, driveways and the like); and (d) installation of boardwalks, pedestrian walkways, and interpretive boards, as determined by the Applicant.
17. Indigenous Native Trees - All new trees to be planted on the Property within HOA maintained areas shall be indigenous, native species and shall include, but not be limited to oaks, dogwoods, redbuds, and American hollies.

Cultural Resources

18. Curation - As a condition of first final subdivision plan approval and prior to issuance of the first land disturbance permit, the Applicant shall curate with the County, artifacts, field records, laboratory records, photographic records, computerized data, and other historical records recovered as a result of the Phase I cultural resources investigations conducted for the Property. All artifacts and records submitted for curation shall meet current professional standards and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. A curation fee equal to VDHR's curation fee (not to exceed \$350.00 per box) shall be paid by the Applicant at the time of delivery to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift.

Libraries

19. Monetary Contribution - The Applicant shall contribute to the Prince William Board of County Supervisors, on a per unit basis, \$812.00 per single family detached dwelling unit for library purposes. The per unit contribution shall be made prior to and as a condition of

Attachment C
Proposed Proffers dated October 24, 2018

issuance of occupancy for each residential unit.

Fire and Rescue

20. **Monetary Contribution** - The Applicant shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$1,053.00 per single family detached dwelling unit for fire and rescue purposes. The per unit contribution shall be made prior to and as a condition of issuance of occupancy for each residential unit.

Schools

21. **Monetary Contribution** - The Applicant shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$20,694.00 per single family detached dwelling unit for school purposes. The per unit contribution shall be made prior to and as a condition of issuance of an occupancy permit for each residential unit.

Affordable Housing

22. **Monetary Contribution** - The Applicant shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$250.00 per single family detached dwelling unit to support the County's Housing Preservation and Development Fund. The per unit contribution shall be made prior to and as a condition of issuance of occupancy for each residential unit.

Water and Sewer

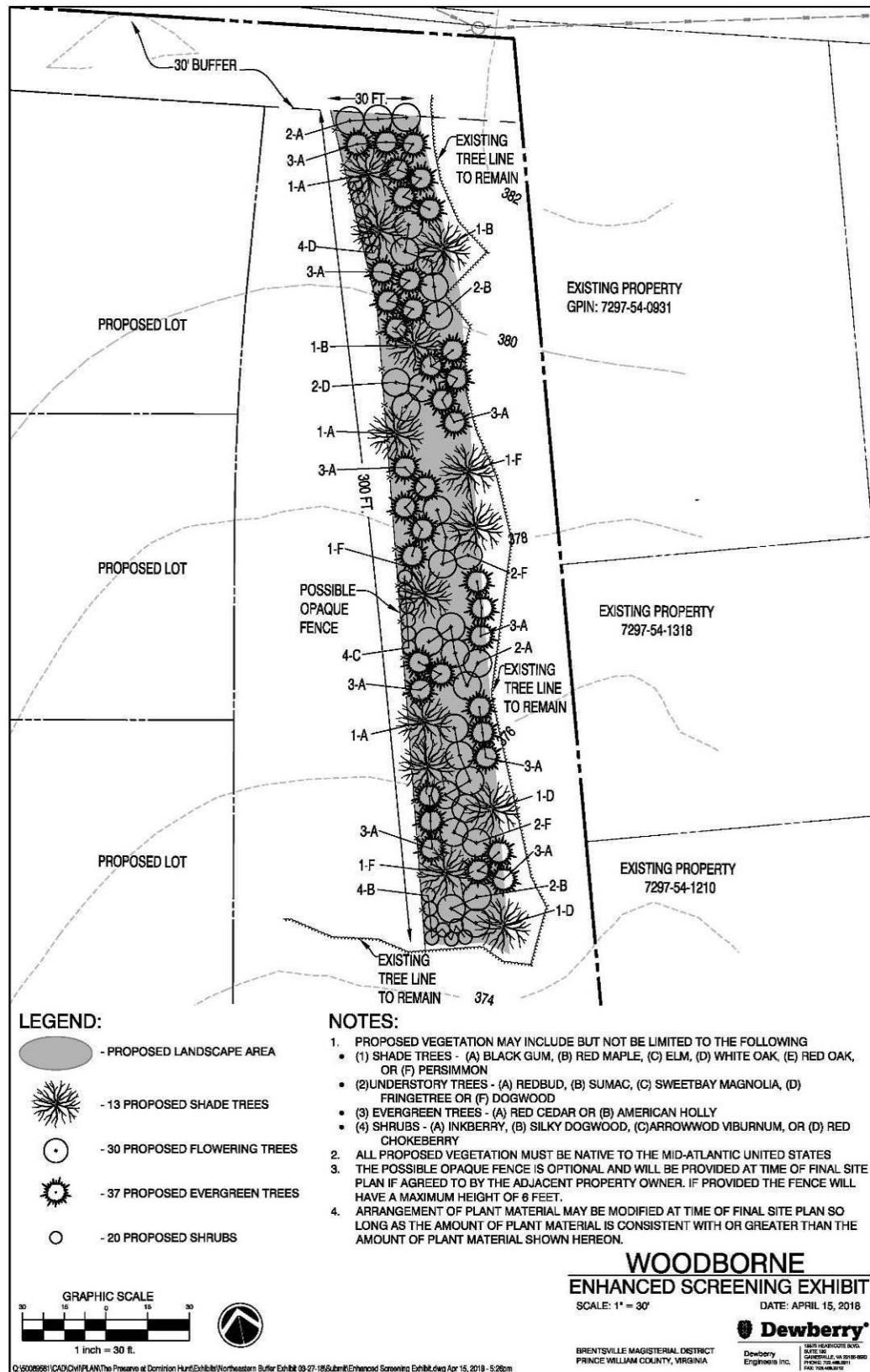
23. **Water and Sewer** - The Property shall be served by public sanitary sewer and water, and the Applicant shall be responsible for those improvements required in order to provide such service for the demand generated by the development of the Property.

Miscellaneous

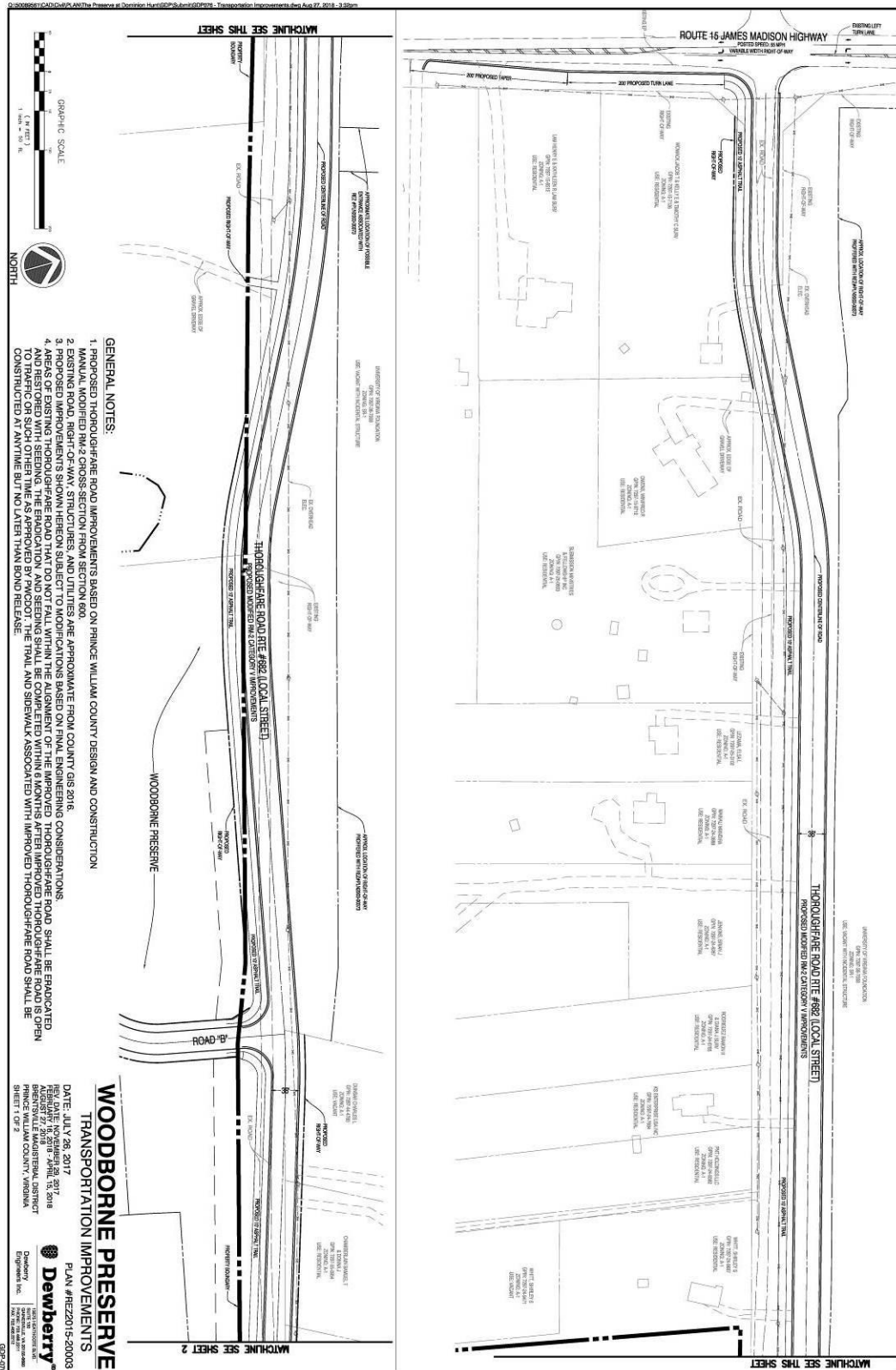
24. **Escalator** - In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors within 18 months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 18 months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date 18 months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

[SIGNATURES APPEARS ON THE FOLLOWING PAGE]

[illegible]




Attachment E –Transportation Improvements



1141

6550.05

APPROVED
RM-2



COUNTY OF
LOUDOUN
VIRGINIA

STANDARD TYPICAL SECTION FOR
CONCRETE RETAINING WALLS
WITH CURBS AND DUTIES

ISSUED BY
7/17/14

GRAPHIC SCALE

(N FEET)

1 inch = 500 ft.

GDP-Q7

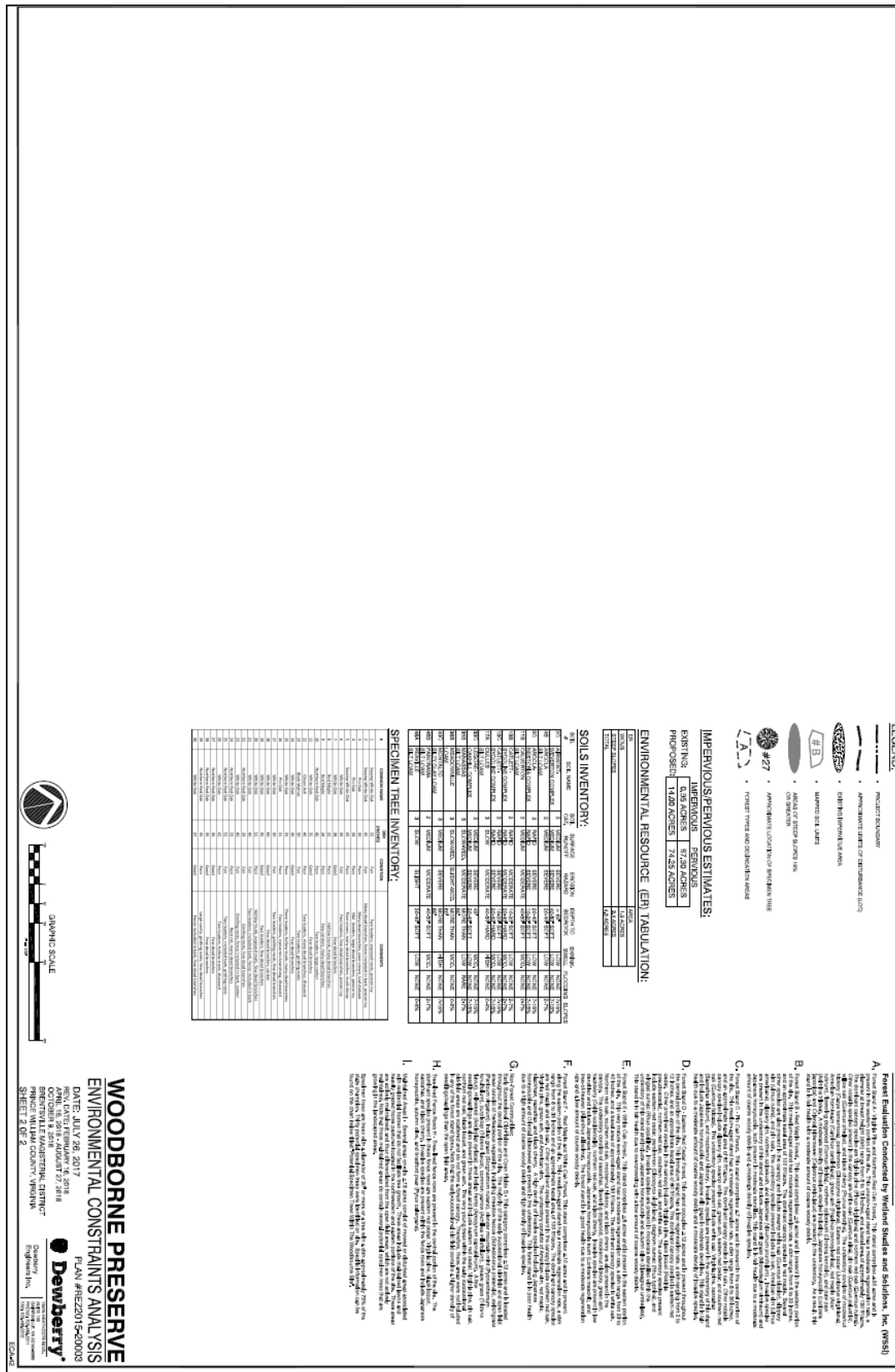
GDP-07E

NOTES:

1. SITE OWNER HAS BEEN ADVISED BY THE U.S. ARMY CORPS OF ENGINEERS THAT THE SITE IS NOT A WETLAND AND THEREFORE NO PERMIT IS REQUIRED FOR THE PROPOSED DEVELOPMENT.
2. THE PROPOSED DEVELOPMENT IS NOT A WETLAND AND THEREFORE NO PERMIT IS REQUIRED FOR THE PROPOSED DEVELOPMENT.
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WOODBORNE PRESERVE

ENVIRONMENTAL CONSTRAINTS ANALYSIS
 DATE: JULY 28, 2017
 PROJECT: WOODBORNE PRESERVE
 PREPARED BY: [Firm Name]
 SHEET 1 OF 2



Attachment G – Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: SMITH

**January 9, 2018
Regular Meeting
Res. No. 18-003**

SECOND: CUNARD

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2018-00017	Gainesville West Telecom	No Further Work
PLN2014-00041	The Reserve at Long Forest - 8 th Submission	No Further Work
REZ2015-20003	Woodborne Preserve - 4 th Submission	<p>Edit the 2007 Phase I to incorporate</p> <ul style="list-style-type: none">• the federally-recognized location/map and appropriate data of JTHG National Heritage Area• the federally-recognized map and survey on file with the NPS of the Buckland Mills Battlefield• an accurate chain of title. <p>Provide a National Scenic Byways sign, along Route 15, dedicated to The Journey Through Hallowed</p>

Attachment G – Historical Commission Resolution

January 9, 2018
Regular Meeting
Res. No. 18-003
Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
		<p>Ground at a cost not to exceed \$5000.</p> <p>Review the requested density that is twice what is recommended by the Comprehensive Plan which calls for SRR (one dwelling per 2.5 acre) as a transition to the Rural Crescent rather than SR-1 (one house per acre).</p> <p><u>*Note: this case merged with REZ PLN2005-00097, Dominion Hunt and recommendations above address impacts from both cases.</u></p>
SUP2015-20027	Benedictine Sisters of VA - Replacement Monastery 2 nd Submission	No Further Work
REZ2018-00008	Gainesville Crossing	<p>Evaluation of standing structures for historical significance.</p> <p>Military Site Survey (Civil War research and Metal Detector Survey) of the NE portion of the tract.</p> <p>Phase II evaluation and, if warranted, a Phase III study. Artifacts to be donated to and curated with the County.</p> <p>Increase buffer for Manassas National Battlefield Park and Conway Robinson State Forest from 75 feet to 100 feet.</p>
REZ2018-00011	Dominion Valley Country Club Proffer Amendment	Table
SUP2018-00019	Milestone/T-Mobile @ Woodbridge VRE	No Further Work

Attachment G – Historical Commission Resolution

January 9, 2018
Regular Meeting
Res. No. 18-003
Page 3

Votes:

Ayes: by acclamation

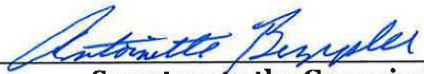
Nays: none

Absent from Vote: none

Absent from Meeting: Bish, Duley

MOTION CARRIED

ATTEST: _____



Secretary to the Commission