



PLANNING COMMISSION RESOLUTION

MOTION:

November 15, 2023

SECOND:

Regular Meeting

Res. No. 23-xxx

RE:

**REZONING #REZ2017-00008, PURCELL ROAD REZONING
OCCOQUAN MAGISTERIAL DISTRICT**

ACTION:

RECOMMEND APPROVAL

WHEREAS, this is a request to rezone ±56.35 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 22 lots for single-family detached dwellings, with a 1 acre minimum lot area, or approximately 1 dwelling unit per 2.56 acres; and

WHEREAS, the ±56.35-acre project site is located to the west of Purcell Road, approximately 300 feet south of the intersection of Purcell Road and Hunters Grove Road, southeast of the terminus of Silent Wolf Drive, is currently addressed as 12504 Purcell Road, and is identified on County maps as GPIN 7993-42-5999; and

WHEREAS, the site is designated ORPA, Occoquan Reservoir Protection Area, with a Transect 1A, which recommends a density of 1 dwelling unit per 5 acres in areas with sensitive environmental features in the Comprehensive Plan. It is also partially located within the ERPO, Environmental Resource Protection Overlay; and

WHEREAS, the site is currently zoned A-1, Agricultural, without proffers, and is located within the Domestic Fowl Overlay District and the Agritourism and Arts Overlay District; and

WHEREAS, County staff recommends that the Planning Commission recommend approval of this rezoning for the reasons stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 15, 2023, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning #REZ2017-00008, Purcell Road Rezoning, subject to the proffers dated November 2, 2023.

ATTACHMENT: Proffer Statement, dated November 2, 2023

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

Attest:

Oly Peña
Clerk to the Planning Commission

Proffer Statement
Purcell Road, LLC (the "Applicant")
#REZ2017-00008
November 2, 2023

Title: Purcell Road Rezoning
Owner: Talal J Hassan
Applicant/Contract Purchaser: Purcell Road, LLC (the "Applicant")
Subject Property: GPIN 7993-42-5999 (the "Property")
Acreage: Approximately 56.35 acres
Rezoning: A-1 (Agricultural) to SR-1 (Semi-Rural Residential)
Date: November 2, 2023

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 the Applicant, these proffers shall be withdrawn and are null and void. 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 General Development Plan "GDP" shall refer to the plan entitled "12504 Purcell Road Development Plan," prepared by EMSI Engineering, dated June 2016, last revised through October 5, 2023 and consisting of five sheets.

LAND USE

1. Site Development – The Property, consisting of approximately 56.35 acres, shall be developed in accordance with the SR-1 Zoning District and substantial conformance with the General Development Plan (GDP), subject to minor modifications approved by the County in connection with final subdivision plan review, including minor revisions to the lot and street layout in accordance with final engineering considerations.
2. Density – The Property shall be developed with a maximum of twenty-two (22) single-family detached dwelling units.
3. Entrance Signage/Landscape Features – Any subdivision signage shall require sign permit

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approval and meet all Zoning Ordinance requirements. Such sign feature(s) shall be freestanding and monument-style with a brick or stone base, be limited to 8 feet in height, and shall incorporate only natural materials, such as stone, brick, ornamental stone, and/or wood. The Applicant shall install low-growth landscaping around the sign base, to include ornamental grasses, evergreen shrubs, and perennials to provide a cohesive and context-sensitive design theme.

COMMUNITY DESIGN

4. Homeowners Association – The Applicant shall create a homeowner’s association ("HOA"), which shall be established to own, operate and/or maintain any common open space, landscaped areas, signage, the Conservation Easement (see Proffer #9), pedestrian trails, or other amenities within common areas. The HOA shall also be responsible for the ownership and/or maintenance of stormwater management/BMP facilities installed by the Applicant if not otherwise maintained by the County in accordance with the DCSM and County regulations and policies. The HOA shall be created prior to the issuance of the first occupancy permit.

TRANSPORTATION

5. Purcell Road right-of-way dedication to a width of approximately 55 feet from centerline shall be provided along the property frontage. The Applicant shall construct a 100-foot right turn lane with a 100-foot taper for the Purcell Road entrance as shown on the GDP.

PARKS AND RECREATION

6. Pedestrian Trails – The Applicant shall construct a minimum 6-foot-wide pedestrian natural surface trail through open space as shown on GDP. The trail shall be constructed to minimize environmental impact. The trail will require minimal grading, no tree clearing and have a pervious surface. The final trail layout and alignment shall be determined at the time of final plan approval and in consultation with Watershed Management and Parks & Recreation staff.

ENVIRONMENTAL

7. Stormwater Management – The Applicant shall provide stormwater management on-site, as generally depicted on the GDP, or off-site in accordance with the DCSM.
8. Conservation Easement – The areas depicted as "Open Space" on the GDP shall remain in their natural state for the protection and enhancement of existing flora and fauna and to provide for hiking and nature viewing opportunities via natural trails that will be open to the public, including the HOA. The Open Space shall be established as a Conservation Easement and shall only be disturbed as follows:
 - a. The obligations and improvements, including the installation and maintenance of one road crossing and stormwater management basins, described in these proffers and/or depicted on the GDP.
 - b. The removal of objectionable non-native vegetation, as well as dead, damaged and/or diseased vegetation to protect life and property.
 - c. Management of existing and future native landscapes, including the addition of supplemental plantings, for the enhancement of wildlife habitat.
 - d. New sewer utility crossings/encroachments and new storm sewer outfalls.

The foregoing restrictions shall not preclude the Applicant from utilizing the Conservation Easement for BMP calculations and credits. The final location of the Conservation Easement shall be determined in connection with the first subdivision plan review and shall be created by a written instrument, to be recorded in the land records of the County within eighteen (18) months of the approval of the final subdivision plan for the Property. The Conservation Easement shall be granted to the Northern Virginia Conservation Trust (NVCT) or similar qualified land conservation organization. The Conservation Easement shall run with the land and protect the land in perpetuity. In the event a qualified land conservation organization cannot be determined, or an agreement cannot be reached, the Conservation Easement shall be owned and maintained by the HOA.

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9. Limits of Clearing and Grading – The Applicant will shall include these limits of clearing and grading and explanation thereof on all future Subdivision, Lot Grading Plans, lot deeds and similar documents derived from this these Rezoning Plans. Language to be included in future documents for residential lots is as follows, and subject to review and approval by the County Attorney. A vegetated buffer, as delineated on this plan by the established limit of clearing and grading, shall remain undisturbed. Existing trees and vegetation shall be preserved, and the area maintained in a natural, forested state, except for the following:
 - a. The removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as hazardous trees.
 - b. Limiting clearing as needed to allow for installation of required utilities to service the lot(s) and allow for storm sewer conveyance and outfalls.
10. The Applicant shall provide a Water Quality Impact Assessment (WQIA) for mitigation of Resource Protection Area (RPA) encroachments for the road crossing, and any associated impacts. The Applicant shall provide such WQIA at the time of site plan submission.
11. Environment/Water Quality – The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre (± 56.35 acres) 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/subdivision plan approval with the amount to be based on the acreage reflected on the plan.
12. 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.
13. Preservation of Specimen Trees – The Applicant shall provide a Tree Preservation Plan for the specimen trees depicted on the GDP in accordance with the minimum elements identified in the DCSM Plant Selection Guide, Paragraph III. The Tree Preservation Plan shall pertain to Lots 18, 19, 20, 21, and 22, as well as any other areas as determined in consultation with the County Arborist during site plan review, provided the preservation of any specimen trees, not identified at this time, does not unreasonably interfere with the development of the lots.

CULTURAL RESOURCES

14. Phase II Evaluation – The Applicant shall retain a qualified professional to conduct a Phase II Archaeological Evaluation of a portion of archaeology site 44PW2022, as shown on Attachment A. The Phase II scope of work shall be approved by the Planning Director or his designee. Three (3) copies of the draft report documenting the results and recommendations of the archaeological evaluation shall be submitted to the Planning Office for review, comment, and approval prior to submission of the first site plan. The qualified professional, the archaeological testing, and the report shall meet the standards set forth in the current version of the Virginia Department of Historic Resources (VDHR) Guidelines for Conducting Cultural Resource Survey in Virginia. Final Phase II reports shall be submitted in quantities, formats, and media as requested by the County Archaeologist

Mitigation Plan – In the event the Phase II evaluation finds archaeology site 44PW2022 significant and the site will be disturbed by construction, the Applicant will either initiate mitigation of the archaeology site through Section 106 of the National Historic Preservation Act (NHPA), with the County as a consulting party; or, if Section 106 review is not required, the Applicant will prepare a mitigation plan for approval by the Planning Director or his designee. If a County mitigation plan is required, its stipulations shall be completed prior to final site plan approval. The mitigation plan shall meet the standards set forth in the current version of the Virginia Department of Historic Resources (VDHR) Guidelines for Conducting Cultural Resource Survey in Virginia and also the Advisory Council on Historic Preservation's (ACHP) Recommended Approach for Consultation on Recovery of Significant Information from Archeological Sites (<http://www.achp.gov/archguide.html#supp>). Final reports shall be submitted in quantities, formats, and media as requested by the County Archaeologist after the report(s) have been approved by the County.

Curation – Within two (2) months of acceptance of the final cultural resource report, the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, computerized data and other historical records recovered as a result of the above excavations. 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 identical to VDHR's curation fee will be paid by the Applicant at the time of delivery of the artifacts to the County. Ownership of all records submitted for curation shall be transferred

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to the County with a letter of gift. Compliance shall be demonstrated by written confirmation from the County Archaeologist.

SCHOOLS

15. Monetary Contribution – The Applicant shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$6,000.00 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.

WATER AND SEWER

16. Water and Sewer – The Property shall be served by private on– lot septic systems and on–lot wells. All septic drainfield locations, well depths and locations, and other design aspects shall satisfy all current Health Department standards and specifications. 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.

AFFORDABLE HOUSING

17. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$250.00 per residential unit constructed on the Property to be used for the Housing Preservation and Development Fund. Said contribution shall be paid prior to and as a condition of occupancy permit issuance for each residential unit constructed.

MISCELLANEOUS

18. Escalator – In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors within eighteen (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 Prince William Board of County Supervisors after eighteen (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,

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they shall be adjusted by the percentage change in the CPI-U from that date eighteen (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.

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SIGNATURE PAGE

PURCELL ROAD, LLC

By: _____

Name: _____

Title: _____



STAFF REPORT

PC Meeting Date:	November 15, 2023
Agenda Title:	Rezoning #REZ2017-00008, Purcell Road Rezoning
District Impact:	Occoquan Magisterial District
Requested Action:	Recommend Approval of #Rezoning #REZ2017-00008, Purcell Road Rezoning, subject to proffers dated November 2, 2023
Department:	Planning Office
Case Planner:	Scott F. Meyer

EXECUTIVE SUMMARY

This is a request to rezone ±56.35 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 22 lots for single-family detached dwellings, with a 1-acre minimum lot area, and at an overall density of approximately 1 dwelling unit per 2.56 acres. The project site is located to the west of Purcell Road, approximately 300 feet south of the intersection of Purcell Road and Hunters Grove Road, southeast of the terminus of Silent Wolf Drive, and is addressed as 12504 Purcell Road.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning #REZ2017-00008, Purcell Road Rezoning, subject to the proffers dated November 2, 2023.

BACKGROUND

- A. Request: To rezone ±56.35 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 22 lots for single-family detached dwellings, with a 1-acre minimum lot area, and at an overall density of approximately 1 dwelling unit per 2.56 acres.

Uses/Features	Existing	Proposed with Rezoning
Zoning	A-1, Agricultural	SR-1 (Semi-Rural Residential)
Use(s)	Vacant / Wooded	22 single-family detached residential units
Uses/Features	Required in SR-1 zoning district	Proposed with SR-1 Development (as proffered)
Rezoning Area	Minimum of 25 acres for lots on well and septic shall be required unless the development area is part of and fully integrated into a larger cluster or planned residential project.	Total Project Area = ±56.35 acres
Lot Size	Minimum 1 acre	At least 1 acre; Average lot size of 1.42 acres
Lot Coverage	25%	Up to 25%, variable
Uses/Features	ORPA, Occoquan Reservoir Protection Area (Land Use Designation)	Proposed with Development in SR-1 (as proffered)
Target Density	T-1A = 1 dwelling unit per 5 acres	1 dwelling unit per 2.56 acres
Target Land Use Mix	Residential = 100% Nonresidential = 0% Civic = 0% +	Residential = 100% (single-family detached)
Open Space	Recommended 60% of site	36.8% of site

- B. Site Location: The ±56.35-acre project site is located to the west of Purcell Road, approximately 300 feet south of the intersection of Purcell Road and Hunters Grove Road, southeast of the terminus of Silent Wolf Drive, is currently addressed as 12504 Purcell Road, and is identified on County maps as GPIN 7993-42-5999.

- C. Comprehensive Plan: The site is designated ORPA, Occoquan Reservoir Protection Area, with a Transect 1A, which recommends a density of 1 dwelling unit per 5 acres in areas with sensitive environmental features in the Comprehensive Plan. It is also partially located within the ERPO, Environmental Resource Protection Overlay.
- D. Zoning: The site is currently zoned A-1, Agricultural, without proffers, and is located within the Domestic Fowl Overlay District and Agritourism and Arts Overlay District.
- E. Surrounding Land Uses: The subject site is surrounded by all larger lot, semi-rural residential style development. This corridor of Purcell Road is characterized by wooded areas and this type of development pattern. To the north is the Hunters Grove Estates and Brenbrooke subdivisions. The Kenny Estates and Gingerwood subdivisions are located to the south and southwest. Across Purcell Road and to the east is more semi-rural residential, and including the Beechwoods subdivision. The Brenbrooke subdivision is located to the west.
- F. Background & Context: The subject ±56.35-acre property is currently undeveloped and is heavily wooded. The site is bifurcated by Champs Mill Branch, which is a perennial stream and tributary of Occoquan River. The Applicant (Purcell Road, LLC) requests to rezone the entire property from A-1 to SR-1, Semi-Rural Residential, to allow subdivision of the parcel for single family detached dwellings on twenty-two (22) lots with a 1-acre minimum lot area. Three outparcels, totaling approximately 19.9 acres (35.3%) and identified as OS1, OS2 and OS3, are proposed as dedicated open space. As proffered, the General Development Plan (GDP) uses a conventional design option, access improvements, internal circulation, limits of clearing and grading, landscape buffering, conservation areas, and open space.

Furthermore, it is important to mention that this application has been in-process for over seven (7) years, with various layouts and design options, and with considerable periods of inactivity. When initially reviewed, it was under the policy purview of the pre-July 2016 proffer legislation. After the initial review by County agencies, the application became inactive was placed on a suspended/on-hold status. The proposal was updated and reactivated in May 2019. Then, there were further delays due to public health/safety concerns associated with COVID-19/Coronavirus. Subsequent revisions over several resubmissions, changes to the proffer legislation and impact/LOS analysis at the Applicant's request, staffing and workload constraints, and additional time needed to coordinate with staff and determine a public hearing schedule, all contributed to extending the process timeframe.

At the Applicant's request, this proposal has been scheduled for the first available Planning Commission public hearing, which is November 15, 2023.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2017-00008, Purcell Road Rezoning, subject to the proffers dated November 2, 2023, for the following reasons:

- The proposed rezoning to SR-1, Semi-Rural Residential, as proffered, is consistent with the policy intent of the ORPA, Occoquan Reservoir Protection Area, in the Comprehensive Plan and limits impacts to the ERPO, Environmental Resource Protection Overlay.
- The proposal will deliver a cohesive and context-sensitive semi-rural residential product that is consistent with the density and character of surrounding residential subdivisions.
- The development, as proposed, is sensitive to existing environmental resources and responsive to the site constraints.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is currently designated ORPA, Occoquan Reservoir Protection Area, with a Transect 1A, which recommends a density of 1 dwelling unit per 5 acres in areas with sensitive environmental features in the Comprehensive Plan. It is also partially located within the Environmental Resource Protection Overlay. As proffered, the requested SR-1, Semi-Rural Residential, zoning district, is consistent with the policy intent of the ORPA land use classification and limits impacts to the ERPO, Environmental Resource Protection Overlay.

Level of Service (LOS): This rezoning proposal is subject to the proffer legislation, Virginia Code Section 15.2-2303.4. Pursuant to Virginia Code Section 15.2-2303.4.(D)(1), the Applicant has provided signed proffers with the most recent submission package, which indicates that the Applicant deems the proffers to be reasonable and appropriate. Under Section 15.2-2303.4(D)(1), “An applicant or owner may, at the time of filing an application pursuant to this section or during the development review process, submit any onsite or offsite proffer that the owner and applicant deem reasonable and appropriate, as conclusively evidenced by the signed proffers.”

A Land Use Impact Analysis Report, prepared by Virginia Proffer Solutions, LLC and revised through November 7, 2022, was submitted. The LOS impacts related to this subject rezoning request would be mitigated by the monetary proffers provided by the Applicant, as per the Proffer Statement dated November 2, 2023, and as follows:

Environmental	\$75.00 per acre (based on 56.35 acres)	\$75.00 x 56.35 acres	\$4,226.25
Schools	\$6,000 per SFD unit	\$6,000.00 x 22 SFDs	\$132,000.00
TOTAL LOS \$ CONTRIBUTION			\$136,226.25

In addition to the above, the Applicant has proffered to provide \$250.00 per residential unit for the County's Housing Preservation and Development Fund and to contribute towards affordability.

Community Input

Notice of the rezoning proposal has been transmitted to property owners within 500 feet of the site. As such, the Brenbrooke, Gingerwood, and Kenny Estates communities were informed of this Rezoning application. The Applicant also engaged in multiple discussions with residences along Silent Wolf Drive regarding access options for the site. Due to substantial opposition in regard to extending Silent Wolf Drive to the southeast, the residential development will now be accessed from Purcell Road through a modified configuration. Over the past few years, the Applicant conducted several meetings with the Mid County Civic Association of Prince William (MIDCO). Most recently, MIDCO provided a letter of support, dated October 3, 2023. In summary, the MIDCO supports the project for the following reasons, as stated in their letter:

1. The Applicant has met with the surrounding community in addition to MIDCO, and made changes to the project in response to community input.
2. The protection of the property's environmental features and buffering for the surrounding community is substantial.
3. The project is a good fit with the surrounding community and the area in general in terms of housing density and intensity. MIDCO is not aware of any complaints from the prospective neighbors regarding the application.
4. The plan will result in approximately 75% of the property being undisturbed. The amount of RPA being disturbed has been significantly reduced by relocating the community entrance to Purcell Road from Silent Wolf Drive.
5. A Conservation Easement placed over the open space in the GDP is proffered. A Tree Preservation Plan is also proffered, as well as site clearing restrictions for future lot owners.
6. A 100-foot undisturbed buffer along Purcell Road is proffered.

The Planning Office also received comments from a concerned resident in the Gingerwood residential community to the southwest of the project area regarding the landscape buffer area along the site perimeter, stormwater runoff, and location of septic drainfield sites. The Applicant has been made aware and reached out to this resident.

As previously stated, over the duration of this project, the Applicant has been responsive to feedback and has engaged with the surrounding communities in addressing concerns and suggestions, which all has resulted in a quality project. Based on the most recent version of the proposal, the Planning Office is not aware of any notable community opposition.

Other Jurisdiction Comments

The subject site is located outside of the required notification area for adjacent jurisdictions.

Legal Issues

If the rezoning is approved, the ±56.35-acre project site could be developed as a semi-rural residential community, as proffered, through the SR-1 zoning district. If the proposal is denied, the site can still be utilized through the by-right uses in the A-1 zoning district. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

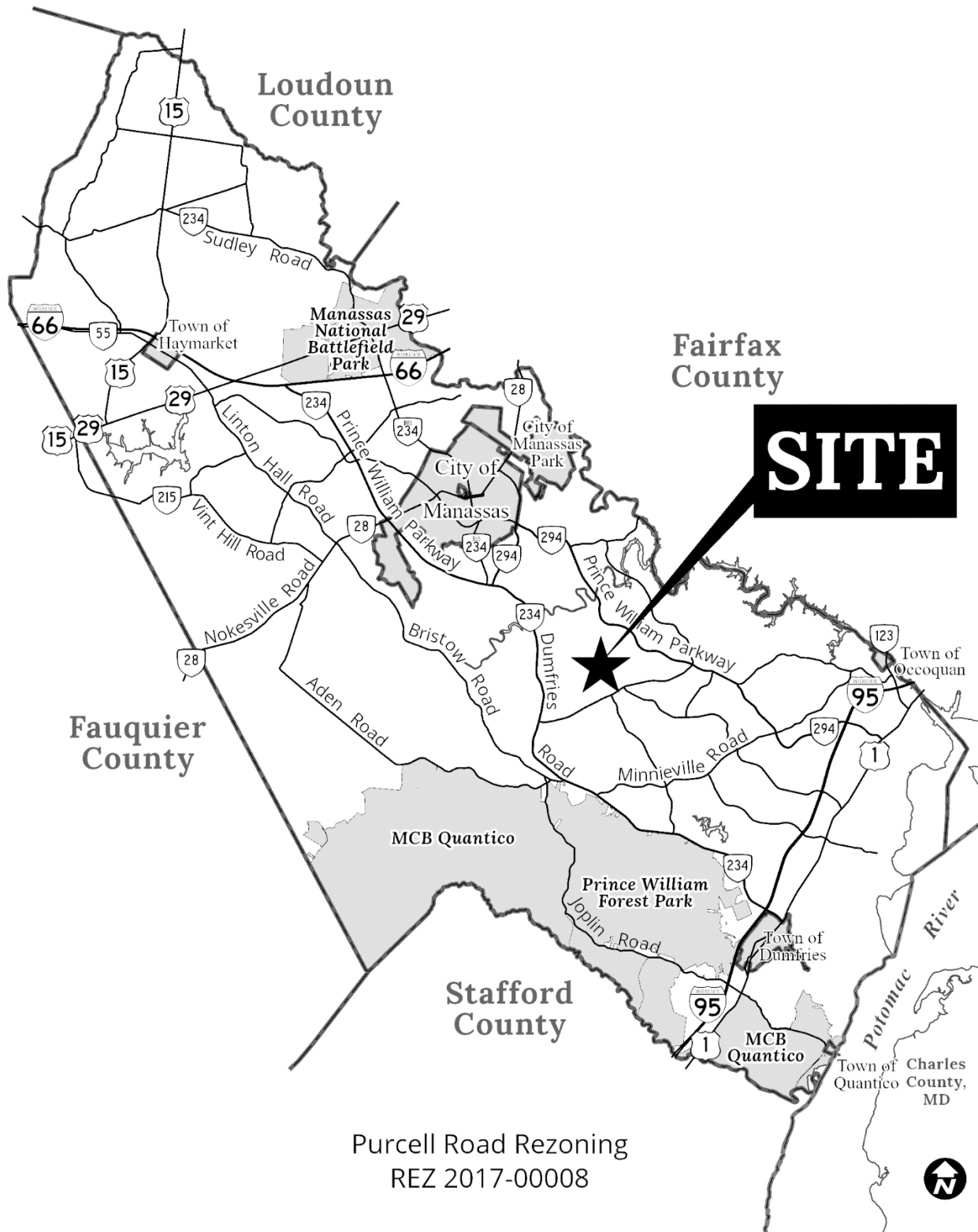
The Planning Commission has until February 13, 2024, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

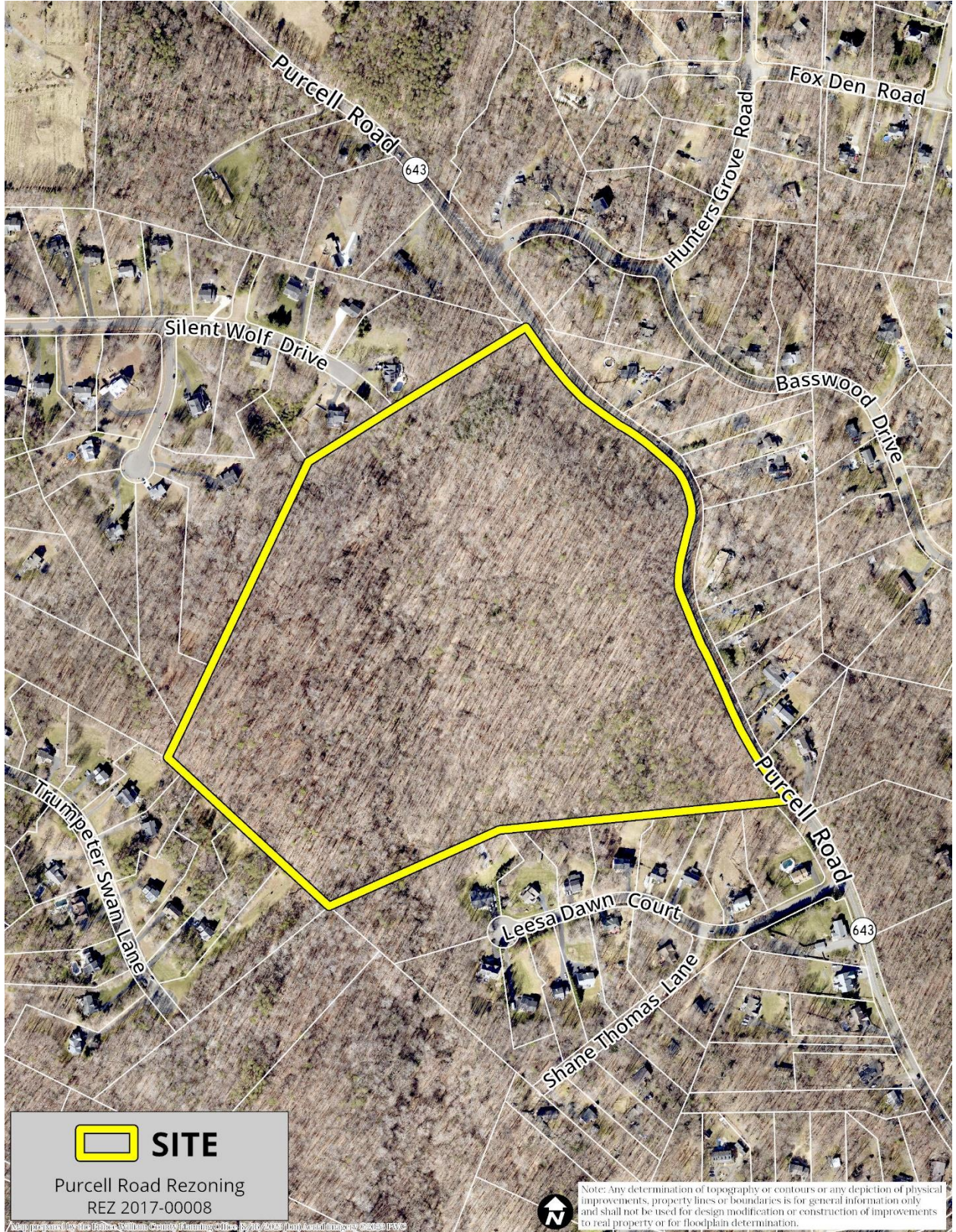
Scott F. Meyer | (703) 792-6876
smeyer@pwcgov.org

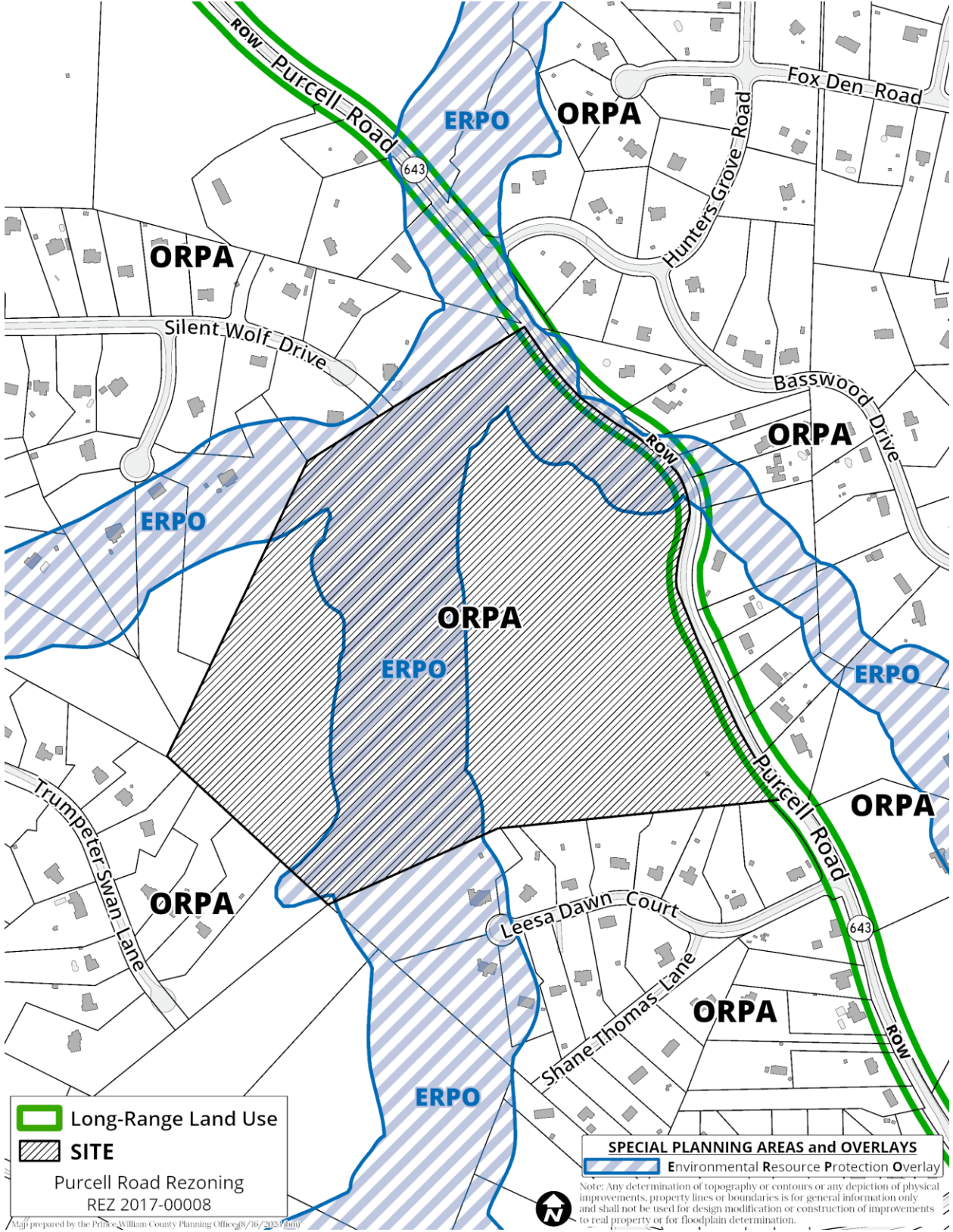
ATTACHMENTS

Attachment A – Area Maps
Attachment B – Staff Analysis
Attachment C – Land Use Impact Analysis Report
Attachment D – General Development Plan (GDP)
Attachment E – Environmental Constraints Analysis (ECA) Map
Attachment F – Vicinity Development Density Exhibit
Attachment G – Schools Impact Statement (latest available)
Attachment H – Historical Commission Resolutions



Purcell Road Rezoning
REZ 2017-0008

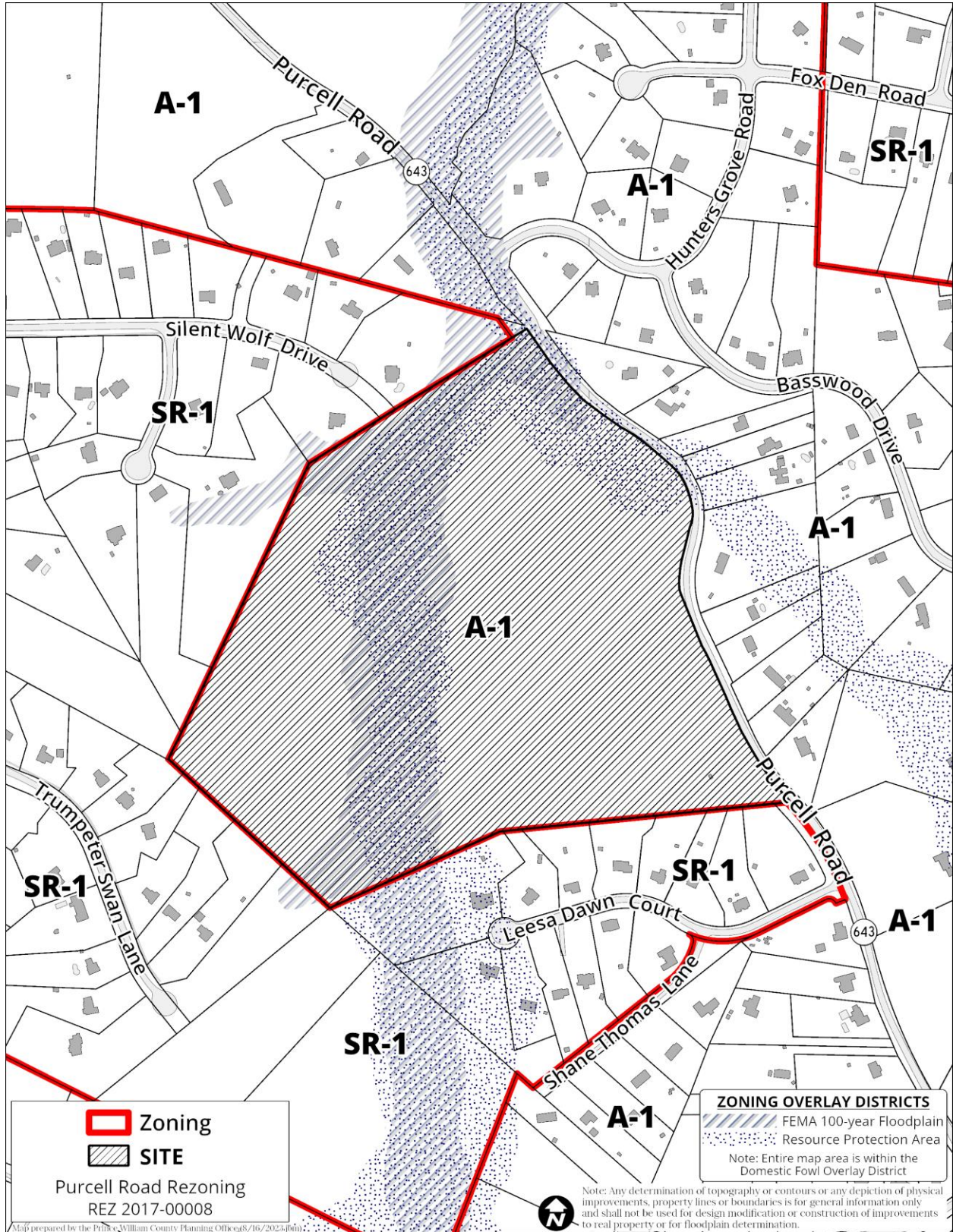




Long-Range Land Use
SITE
Purcell Road Rezoning
REZ 2017-00008

SPECIAL PLANNING AREAS and OVERLAYS
Environmental Resource Protection Overlay

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.



Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

This summary 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	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Housing	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 attached maps in previous section):

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Semi-rural residential development; Hunters Grove Estates and Brenbrooke subdivisions	ORPA	SR-1; A-1
South	Semi-rural residential development; Kenny Estates and Gingerwood subdivisions	ORPA	SR-1
East	Semi-rural residential development; Across Purcell Road, Beechwoods subdivision	ORPA; ROW	A-1
West	Semi-rural residential development; Brenbrooke subdivision	ORPA	SR-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 on 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.

The following table summarizes the land use patterns/densities intended within both the ORPA, Occoquan Reservoir Protection Area, land use designation and ERPO, Environmental Resource Protection Overlay, as it relates to this project:

Long-Range Land Use Map Designation	Intended Uses and Densities
<p>ORPA, Occoquan Reservoir Protection Area (T-1A)</p>	<p>The purpose of this classification is designed to protect the Occoquan Reservoir by recommending development at 1 dwelling unit per 5 acres in areas with sensitive environmental features, including, but not limited to; areas with 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, wetlands, and critically erodible shorelines and stream banks that could impact the water quality of the Reservoir. Residential is the recommended primary use, with minimum open space of 60%.</p>
<p>ERPO, Environmental Resource Protection Overlay</p>	<p><u>Environmental Resources Protection Overlay (ERPO)</u> includes areas located in sensitive environmental places in which special building regulations and restrictions operate in order to help to maintain natural integrity. The purpose of the Environmental Resource Protection Overlay is to maintain natural spaces, provide a safe environment for residents, control the safety of houses, keep the surface water clean, preserve habitats of wild animals, maintain slope and soil stability, as well as maintaining open spaces between buildings. Environmental Resources areas include all 100-year floodplains as determined by the Federal Emergency Management Agency ("FEMA"), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, 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. These areas should be considered as open space or part of an open space corridor. ERPO areas should not be deducted in density calculations for Activity Centers, Redevelopment Corridors, Small Area Plans and areas where Targeted Industries are to be developed. In areas with 25 percent or greater slopes and areas with 15 percent or greater slopes in conjunction with soils that have severe limitations that are to be disturbed by a proposed development, enhanced stabilization and stormwater protections should be provided during construction. In addition, to the extent required, stabilization should be provided for such remaining areas that will not be disturbed.</p>

The below graphic is extracted from the land use designation map as it relates to the project area. The subject site is outlined below in yellow highlight.



Land Use Mix Analysis

As previously stated, the ORPA land use designation is designed to protect the Occoquan Reservoir by recommending development at 1 dwelling unit per 5 acres in areas with sensitive environmental features. Residential shall be the primary use, with the implementing zoning district of SR-5, with 1 to 3 stories in building height, and with a minimum recommended open space is 60%. The targeted mix of uses in ORPA areas is as follows:

- Residential = 100%
- Nonresidential = 0%
- Civic = 0%

This project is proposing up to 22 lots for single-family detached dwellings, with a 1-acre minimum lot area, at gross density of approximately 1 dwelling unit per 2.56 acres. A total of 36.8% open space area is being proposed for the site along specific limits of clearing and grading.

Based on the above breakdown, the proposal is consistent with the use/mix and targeted density range for the ORPA, Occoquan Reservoir Protection Area, with a Transect 1A. The overall density for this semi-rural type of development is approximately 1 dwelling unit per 2.56 acres, which is in line with other surrounding residential communities while being responsive to environmental resources in the vicinity. As proffered, this rezoning proposal delivers a semi-rural residential project that meets the policy intent of the ORPA land use designation.

Proposal's Strengths

- **Land Use Compatibility:** The site is designated ORPA, Occoquan Reservoir Protection Area, with a Transect 1A, which recommends a density of 1 dwelling unit per 5 acres in areas with sensitive environmental features in the Comprehensive Plan. It is also partially located within the ERPO, Environmental Resource Protection Overlay. Given the overall context of the area, the proposed development will deliver a cohesive, infill-type, and context-sensitive semi-rural residential product that is consistent with the surrounding residential subdivisions.
- **Consistency with Semi-Rural Residential Intent:** Based on the most recent submission, the overall gross density is 1 dwelling unit per 2.56 acres. Generally speaking, the development is consistent with surrounding residential development, which are zoned SR-1 and A-1, and follow a semi-rural residential land use pattern.
- **Infill & Context-Sensitive Development:** This proposal delivers a type of infill residential development along Purcell Road that is consistent with the area context, which consists of semi-rural residential that is responsive to surrounding environmental resources and site constraints. By considering the existing development pattern and a context sensitive layout, the proposal essentially continues the build-out of the existing surrounding semi-rural residential community in an appropriate and orderly manner with larger lots while minimizing impacts.

Proposal's Weaknesses

- **Open Space Inconsistency for Land Use Designation:** ORPA areas recommend up to 60% open space, and this proposal is providing approximately 36.8% open space.
 - However, the SR-1 zoning district does require a minimum of 35% open space, and this proposal at 36.8% exceeds the open space requirement for this zoning district.
- **Zoning Inconsistency for ORPA Land Use:** The requested zoning district of SR-1 is not indicated as an implementing zoning district within the ORPA land use designation. Rather, the SR-5 zoning district is the specific zoning district that is called out to deliver residential projects in ORPA areas.

- However, the requested SR-1 zoning district in combination with almost 40% of the land area being within the ERPO, Environmental Resource Protection Overlay, will still meet the intended land use for this site.

On balance, this application is found to be consistent 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.

The Applicant is proffering a General Development Plan (GDP), which includes details of the subdivision layout using a conventional design option, access improvements, internal circulation, limits of clearing and grading, conservation areas, landscape buffering, and open space. The provision for a monument-style entry sign feature with low-growth landscaping at Purcell Road is being offered. Additionally, a homeowner's association (HOA) will be created and shall be responsible for the maintenance of proposed common area open space, pedestrian trails, and stormwater management facilities.

Proposal's Strengths

- **Reduced Impacts Through Design Option:** As proposed, the Applicant is pursuing the SR-1 zoning district to be sensitive to environmental features and emphasize protection of natural vegetation, open space areas, and topographic features.
 - The Applicant is proposing 20.72 acres of open space (36.8% of the total 56.35-acre site area), which exceeds standard open space requirement for the SR-1 zoning district of 35%.
 - A total of 26.05 acres or 46.2% of the entire site is being left in undisturbed open space area.
 - The total impervious area resulting from the development will be limited to 17%.
- **Enhanced Landscape Buffering & Preservation:** As proffered and shown on the GDP, a 30-foot landscape buffer adjacent to the right-of-way dedication and with a minimum 50-foot additional tree save and open space areas are proposed along the Purcell Road frontage.

- Homeowner's Association: As proffered, the Applicant shall create a homeowner's association ("HOA"), which shall be established to own, operate and/or maintain any common open space, landscaped areas, signage, the Conservation Easement, pedestrian trails, or other amenities within common areas. The HOA shall also be responsible for the ownership and/or maintenance of stormwater management/BMP facilities installed by the Applicant if not otherwise maintained by the County in accordance with the DCSM and County regulations and policies.
- Entry Sign / Landscape Feature: As proffered, any subdivision signage shall be freestanding and monument-style with a brick or stone base, be limited to 8 feet in height, and shall incorporate only natural materials, such as stone, brick, ornamental stone, and/or wood. The Applicant shall also install low-growth landscaping around the sign base, to include ornamental grasses, evergreen shrubs, and perennials to provide a cohesive and context-sensitive design theme.
- Compatibility with Surrounding Residential in Area Context: As proposed, this semi-rural residential development will have an overall density of 2.56 acres per 1 dwelling unit. Given the area context, this proposed development is within the density range of the abutting/surrounding subdivisions. In fact, it is actually less dense than the subdivisions in the immediate vicinity. For comparison purposes, staff has prepared an area development density exhibit, which is attached at the end of this staff report.
 - Hunters Grove Estates (1.9 acres per dwelling unit)
 - Brenbrooke (1.7 acres per dwelling unit)
 - Gingerwood (2.1 acres per dwelling unit)
 - Kenny Estates (1.5 acres per dwelling unit)
 - Laurel Ridge (1.7 acres per dwelling unit)

Proposal's Weaknesses

- None identified.

On balance, this application is 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.

A Cultural Resources Assessment and Records Check (CRARC) for the subject property indicated there is a medium to high potential for finding archaeological sites and or historic structures on the project area, and therefore, a Phase I Cultural Resources Survey must be provided. In response to this, a Phase I Archaeological Survey was prepared by Archeological Testing and Consulting, Inc. was submitted with this second submission.

In summary, the Phase I report identified one architectural site, #076-5837, a cinder block dwelling. This was recommended not eligible for listing on the National Register of Historic Places (NRHP) and no further investigation was recommended, with the County concurring. Also identified in the report were six (6) archaeology sites: #44PW2019; #44PW2020; #44PW2021; #44PW2022; #44PW2023; and #44PW2024. All sites were recommended not eligible for listing on the NRHP, and no further archaeology was recommended.

The County Archaeologist concurs with no additional studies on five of the six archaeology sites. However, based on the soil stratigraphy, the density of artifacts found in shovel tests, the clustering of artifacts, and land use patterns observed in 1937 aerial photographs, the northern portion of archaeology site #44PW2022 needs further Phase II evaluation.

The County Archaeologist recommended three standard proffers, to address the following: Phase II Evaluation; Mitigation Plan; and Curation. The Applicant has agreed to these commitments, and they are included in the latest Proffer Statement.

The Historical Commission reviewed the current version of this application during its regularly scheduled meeting on June 11, 2019. The Commission recommended the following: "Phase II evaluation on archaeology site #44PW2022 and, if warranted, a Phase III study. All artifacts from all archaeology sites to be donated to and curated with the County." Subsequently, the Commission reviewed the proposal at its August 10, 2021 meeting, and recommended "No Further Work". Both resolutions are provided at the end of this staff report.

Proposal's Strengths

- Phase II Evaluation, Mitigation & Curation: As proffered, the following Cultural Resource commitments are being provided:
 - Phase II Evaluation – The Applicant shall retain a qualified professional to conduct a Phase II Archaeological Evaluation of a portion of archaeology site #44PW2022, as shown on Attachment A. The Phase II scope of work shall be approved by the Planning Director or designee.
 - Mitigation Plan – In the event the Phase II evaluation finds archaeology site #44PW2022 significant and the site will be disturbed by construction, the Applicant will either initiate mitigation of the archaeology site through Section 106 of the National Historic Preservation Act (NHPA), with the County as a consulting party; or, if

Section 106 review is not required, the Applicant will prepare a mitigation plan for approval by the Planning Director or designee. If a County mitigation plan is required, its stipulations shall be completed prior to final site plan approval.

- Curation – Within two (2) months of acceptance of the final cultural resource report, the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, computerized data, and other historical records recovered as a result of the above excavations. 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.

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

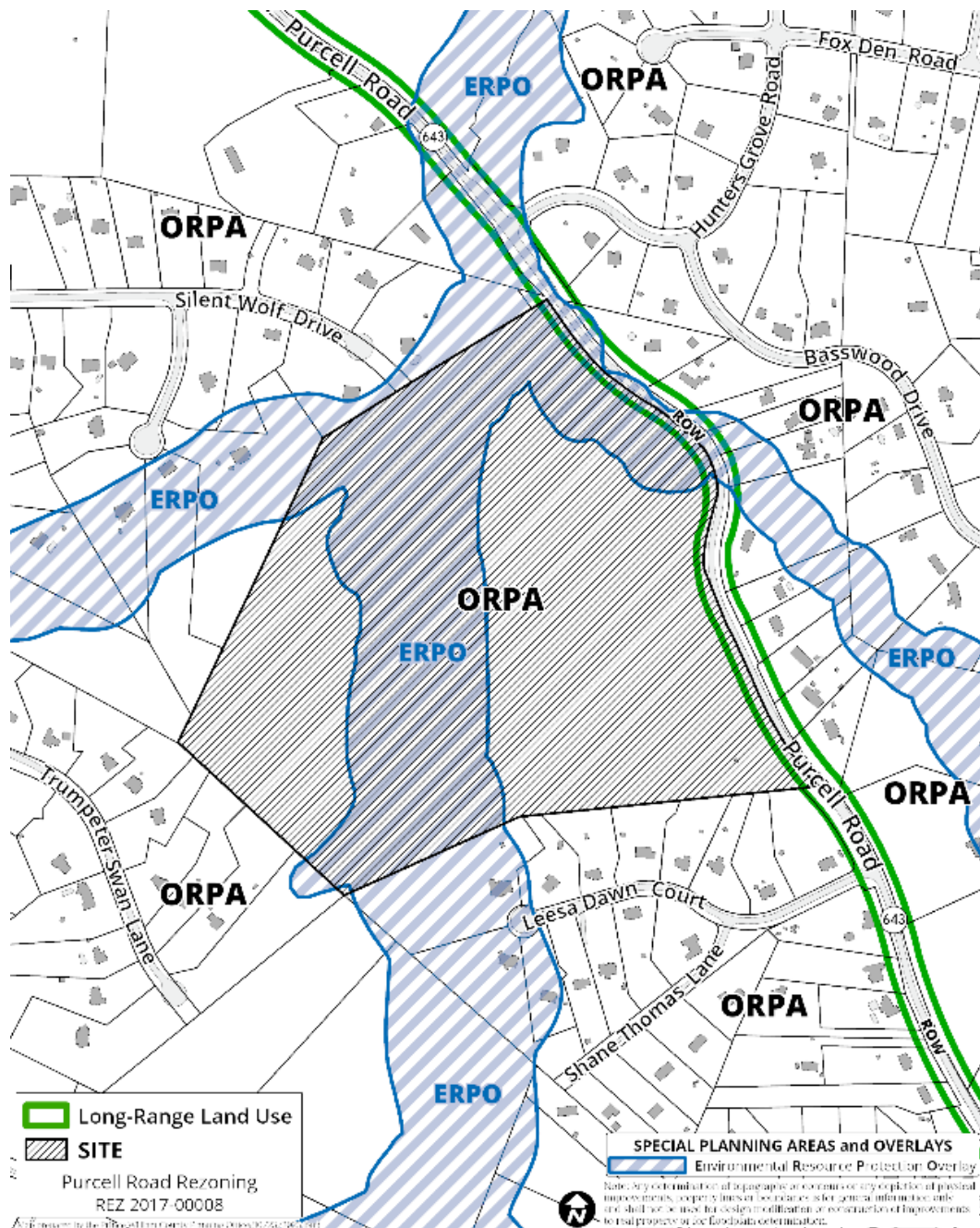
Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the 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 ±56.35-acre parcel is entirely wooded and contains Resource Protection Area (RPA), wetlands, floodplain, and slopes greater than 25%. Virtually the entire site is covered by highly erosive soils, which are currently forested with high quality mature oak and mixed hardwood forest. The floodplain contains most of the areas without highly erosive soils. This project site has significant frontage on Purcell Road. Most of Purcell Road has a rural character with wooded edges. The Applicant is proposing to provide the minimum required 30-foot-wide buffer for residential lots that will back or side to this major roadway. A limit of clearing and grading (LCG) is being proposed that will preserve approximately 80 to 100 feet of the existing forested character of this road frontage (including the 30-foot buffer), to varying extents.

Through the review cycles for this proposal, the Applicant has provided a Perennial Flow Determination, Preservation Area Site Assessment, Wetlands Delineation, Watercourse Study – all as components of an expanded Environmental Constraints Analysis (ECA). In the ECA, the Applicant reports for the small whorled pogonia, a Federally Threatened plant, that there is good potential habitat on the western side of Champs Mill Branch. The location of this habitat is now shown on Sheets 2 (Existing Features Plan) and 4 (General Development Plan Overlay) of the plan. Two onsite surveys (2017 and 2022) did not reveal any Small Whorled Pogonia onsite. This plant species is

known to remain underground for long periods, so the surveys do not rule out the possibility of occurrence onsite. However, overall attention has been taken to minimize potential impacts.

The project site has a land use designation of ORPA, Occoquan Reservoir Protection Area, with a Transect 1A, which recommends a density of 1 dwelling unit per 5 acres in areas with sensitive environmental features in the Comprehensive Plan. Furthermore, the site is bifurcated by the convergence of Champs Mill Branch, a perennial stream that is a tributary of the Occoquan River, which also creates challenges for the site regarding its development capacity. The below exhibit shows the extent of ERPO, Environmental Resource Protection Overlay, on the site (in blue shading/markings).



In response to the extent of tree areas on the property and to enhance the preservation of such trees, including specimen trees, the Applicant has committed to providing a Tree Preservation Plan. Also, the two Open Space areas (totaling ±20.78 acres) will be preserved through the establishment of a Conservation Easement.

Over time, the layout has changed to be less impactful and more responsive to the environmental resources and site constraints. The final submission layout has been designed to minimize impacts to the natural vegetation and topographic features, while taking existing site features into consideration as a priority. As this project has evolved, the Applicant has improved the site design based on a previous version by relocating the access road from Silent Wolf Drive to Purcell Road and thus significantly reducing the amount of RPA impacts. This has been coordinated with Watershed Management, Transportation, and Planning staff.

The Applicant will provide stormwater management onsite, as generally depicted on the GDP, or offsite in accordance with the DCSM.

Water Quality

A \$75 per gross acre (±56.35 acres) monetary contribution to the Board of County Supervisors for water quality monitoring, stream restoration, and/or drainage improvements has been proffered. Such a contribution shall be made prior to and as a condition of final site/subdivision plan approval with the amount to be based on the acreage reflected on the plan.

Proposal's Strengths

- **Provision for Establishment of Conservation Easement:** As proffered, the areas depicted as "Open Space" on the GDP shall remain in their natural state for the protection and enhancement of existing flora and fauna and to provide for hiking and nature viewing opportunities via natural trails that will be open to the public, including the Homeowners Association (HOA). The Open Space shall be established as a Conservation Easement.
 - Such Conservation Easement shall only be disturbed in limited circumstances, such as the following: installation and maintenance of one road crossing and stormwater management basins; removal of objectionable non-native vegetation, as well as dead, damaged and/or diseased vegetation to protect life and property; management of existing and future native landscapes, including the addition of supplemental plantings, for enhancement of wildlife habitat; and new sewer utility crossings/encroachments and new storm sewer outfalls.
 - The final location of the Conservation Easement shall be determined in connection with the first subdivision plan review and shall be created by a written instrument, to be recorded in the land records of the County within 18 months of approval of the final subdivision plan for the Property. The Conservation Easement shall be granted to the Northern Virginia Conservation Trust (NVCT) or other similar qualified land conservation organization.
 - The Conservation Easement shall run with the land and protect it in perpetuity.

- In the event a qualified land conservation organization cannot be determined, or an agreement cannot be reached, the Conservation Easement shall be owned and maintained by the HOA.
- Delineation of Limits of Clearing & Grading (LCG): As indicated in the GDP, the Applicant shall indicate limits of clearing and grading and explanation thereof on all future subdivision, lot grading plans, lot deeds, and similar documents. Specific language will be included in future documents for residential lots and subject to County review and approval.
 - With the LCG applied in combination with all open space areas and lot coverage requirements, it will result in approximately 75% of the total property area being undisturbed.
- Water Quality Impact Assessment (WQIA): As proffered, the Applicant shall provide a WQIA for mitigation of Resource Protection Area (RPA) encroachments for the road crossing and any associated impacts. The Applicant shall provide such WQIA at the time of site plan submission.
- Commitment to Indigenous Native Trees: As proffered, 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.
- Preservation of Specimen Trees: As proffered, the Applicant shall provide a Tree Preservation Plan for the specimen trees depicted on the GDP in accordance with the minimum elements identified in the DCSM Plant Selection Guide, Paragraph III. The Tree Preservation Plan shall pertain to Lots 18, 19, 20, 21, and 22, as well as any other areas as determined in consultation with the County Arborist during site plan review, provided the preservation of any specimen trees, not identified at this time, does not unreasonably interfere with the development of such lots.

Proposal's Weaknesses

- Road Crossing Impacts to Resource Protection Area (RPA) & Open Space: Through the development of the property, a road crossing is proposed through the southern portion of the site to serve Lots #16 – 22, which will impact Champs Mill Branch, a prominent RPA stream feature. Current policies call for such new impacts to be avoided and for development to be sensitive to existing environmental resources.
 - However, it is important to note that the extent of such environmental impacts have been reduced considerably, rather than a previous alternative to extend Silent Wolf Drive. As proposed, while still a new impact, such road crossing design has been done to the minimum degree practicable. Such factors need to be evaluated and balanced in the staff analysis.

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.

Fire/Rescue Station #18 (Princedale) is the first due fire/rescue resource for the subject property. The site is outside the required 4.0-minute travel time for Basic Life Support and Fire, but is inside the required 8.0-minute travel time for Advanced Life Support. In FY 2022, Fire/Rescue Station #18 responded to 1,700 incidents with a workload capacity of 2,000 incidents per year.

It is important to note that the western portion of the project site can also be served by the Coles Fire/Rescue Station #6, which is operating within capacity. As such, the Coles station can also provide additional support, if needed.

All onsite circulation and emergency access requirements will need to be reconfirmed during site plan review.

Proposal's Strengths

- **Inside of 8.0-Minute Travel Time:** The site is located within the 8.0-minute travel time for advanced life support services.
- **Station Workload:** According to Fiscal Year 2022 figures, Fire and Rescue Station #18 responded to 1,700 incidents, while the workload capacity is 2,000. As such, it is operating within capacity.
- **Overlapping Service Areas:** The western portion of the project site can also be served by the Coles Fire/Rescue Station #6, which is operating within capacity. Since the delineation of first due station service areas are essentially split, the Coles station can also provide additional support, if needed.

Proposal's Weaknesses

- **Outside of 4.0-Minute Travel Time:** The site to be developed is not located within the required 4.0-minute travel time for basic life support and fire suppression services.

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.

The Comprehensive Plan has the following Housing Policy #2: *Promote diverse mixed income housing communities throughout the County that address the demand for additional housing, the demand for a variety of housing, and the demand for affordable housing to meet the needs of residents at all income levels throughout all stages of life.*

Proposal's Strengths

- Monetary Contribution: In the latest submission, the Applicant has proffered to provide \$250 per residential unit for 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.

Parks, Open Space and Trails 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.

Proposal's Strengths

- **Internal Loop Pedestrian Trail:** As proffered, the Applicant shall construct a minimum 6-foot-wide pedestrian natural surface trail through open space, as shown on GDP. The trail shall be constructed to minimize environmental impact, while requiring minimal grading, no tree clearing and have a pervious surface. The final trail layout and alignment shall be determined at the time of final plan approval and in consultation with Watershed Management and Parks & Recreation staff.
 - Although such trail will be a stand-alone recreational amenity and provide benefits limited to the residents of this development, it is a positive amenity that allows access and enjoyment of the protected open space areas.
- **Open Space Areas in Conservation Easement:** As previously mentioned, the areas depicted as "Open Space" on the GDP shall be established as a Conservation Easement. Such areas shall remain in their natural state for the protection and enhancement of existing flora and fauna, and to provide hiking and nature viewing opportunities via natural surface trails that will be open to the public.

Proposal Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Parks, Recreation, and Tourism component of the Comprehensive 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.

The Applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies in the overall design as the site develops, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>.

At this time, the Police Department does not believe this application will create a significant impact on calls for service.

Proposal's Strengths

- Minimal Impacts to Levels of Service: The Police Department does not believe this application will create a significant impact on calls for service.

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, and the use of private wells or public water.

Public water is not available to the site. The Prince William County Service Authority has a public water main capable of providing service through an existing 8-inch main located along Trumpeter Swan Lane, which is approximately 650 feet southwest of the site in the adjacent Gingerwood subdivision. Due to overall utility cost and engineering considerations, based on the latest version of the proposal, the Applicant is proposing individual private domestic water wells on each lot for potable water.

Such private wells shall be designed and constructed as per all Health Department current standards and specifications.

Proposal's Strengths

- Provision for Onsite Water: The Applicant is proposing individual private domestic water wells on each lot for potable water.

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.

Public sewer is not available to the site. The closest available public gravity sewer capable of providing service is an existing Prince William County Service Authority 8-inch sewer main located approximately 3,700 feet southwest of the site at the intersection of Ridgeway Drive and Kahns Road. Due to substantial utility cost and engineering considerations, based on the latest version of the proposal, the Applicant proposes individual on lot septic systems for sanitary sewer. Proposed drainfield locations have been identified on each of the 22 lots.

Such private drainfield shall be designed and constructed as per all Health Department current standards and specifications.

Proposal's Strengths

- Provision for Onsite Sewer: The Applicant proposes individual on lot septic systems for sanitary sewer. Proposed drainfield locations have been identified on each of the 22 lots.

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, sitting criteria, compatible uses, and community use of school facilities.

The most recently issued Schools Division Impact Statement is dated January 31, 2022. Although Planning staff has requested a more recent memo, this is the latest version available at the time of this staff report. This entire document is attached at the end of this staff report for reference purposes.

Staff Analysis

School Board Comments & Concerns (based on latest impact memo), are provided below.

Proposed Residential Rezoning (number of units)	Student Generation for Proposed Rezoning																				
<table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr style="background-color: #2c5e8c; color: white;"> <th colspan="2">Housing Units Proposed</th> </tr> </thead> <tbody> <tr> <td style="text-align: left;">Single-Family</td> <td style="text-align: center;">22</td> </tr> <tr> <td style="text-align: left;">Townhouse</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: left;">Multi-family</td> <td style="text-align: center;">0</td> </tr> <tr style="background-color: #cccccc;"> <td style="text-align: left;">Total</td> <td style="text-align: center;">22</td> </tr> </tbody> </table>	Housing Units Proposed		Single-Family	22	Townhouse	0	Multi-family	0	Total	22	<table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr style="background-color: #2c5e8c; color: white;"> <th colspan="2">Students Generated</th> </tr> </thead> <tbody> <tr> <td style="text-align: left;">Elementary</td> <td style="text-align: center;">6</td> </tr> <tr> <td style="text-align: left;">Middle</td> <td style="text-align: center;">4</td> </tr> <tr> <td style="text-align: left;">High</td> <td style="text-align: center;">5</td> </tr> <tr style="background-color: #cccccc;"> <td style="text-align: left;">Total</td> <td style="text-align: center;">15</td> </tr> </tbody> </table>	Students Generated		Elementary	6	Middle	4	High	5	Total	15
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The Student Generation Factors for single-family units is 0.273 for elementary school students, 0.159 for middle school students, and 0.228 for high school students.

Countywide Current and Projected Student Enrollment & Capacity Utilization

School Level	Available Space		2021-22			2025-26			2030-31		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	43,249	74	38,734	4,515	89.6%	40,118	2,935	93.2%	41,740	1,313	96.9%
Middle School ¹	22,282	46	20,625	1,658	92.6%	21,805	459	97.9%	21,832	432	98.1%
High School	28,754	67	28,772	-18	100.1%	30,136	-1,382	104.8%	31,609	-2,855	109.9%

¹ (MS) Program Capacity replaced Planning Capacity in the 2021-22 school year.

Current and Projected Student Enrollment & Capacity Utilization - Schools in same attendance area as Proposed Rezoning

Under the School Division's 2021-22 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

School	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity ¹	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Marshall ES		738	0	644	94	87.3%	558	180	75.6%	564	174	76.4%
Benton MS		1,436	0	1,388	48	96.7%	1,267	169	88.2%	1,056	380	73.5%
Colgan HS	2,053		7	2,827	-774	137.7%	2,615	-562	127.4%	2,331	-278	113.5%

¹ (MS) Program Capacity replaced Planning Capacity in the 2021-22 school year.

Current and Projected Student Enrollment
 – Schools in same attendance area as Proposed Rezoning, including the effect of students generated from proposed rezoning

School	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity ¹	Portable Classrooms	Students	Space Available (+/-)	Util (%)	Students	Space Available (+/-)	Util (%)	Students	Space Available (+/-)	Util (%)
Marshall ES		738	0	644	94	87.3%	564	174	76.4%	570	168	77.2%
Benton MS		1,436	0	1,388	48	96.7%	1,271	165	88.5%	1,060	376	73.8%
Colgan HS	2,053		7	2,827	-774	137.7%	2,620	-567	127.6%	2,336	-283	113.7%

¹ (MS) Program Capacity replaced Planning Capacity in the 2021-22 school year.

Schools Capital Improvements Program (CIP) Projects that may impact schools in attendance areas of the Proposed Rezoning (with year anticipated)

Elementary School	
Middle School	
High School	14 th High School (2026)

Note: The capacity utilization of an individual school due to the impact of future Schools CIP projects will vary based upon the attendance area modifications approved by the School Board.

School Board Comments and Concerns (based on latest impact memo)

- Current and projected enrollment at the assigned elementary school (Marshall) and middle school (Benton) have capacity for the proposed six elementary school students and four middle school students.
- Current enrollment exceeds capacity at the assigned high school (Colgan).
- However, the approved 2022-31 CIP includes measures that address the overcrowding at Colgan High School with the opening of the 14th High School in 2026.
- The Applicant has proffered approximately \$455,268 to help mitigate the additional students generated by this application. *(Note this is no longer applicable, as it was based on the previous LOS \$, which has now been superseded by a more recent Land Use Impact Analysis Report.)*
- For these reasons, the School Board is not opposed to the subject application.

Land Use Impact Analysis Report (as provided by Applicant)

Monetary proffers will generate \$132,000.00, as per the Land Use Impact Analysis Report dated November 7, 2022. The Proffer Statement dated November 2, 2023 indicates the Applicant shall provide \$6,000.00 per single dwelling unit for school purposes, which is particularly based on the high school capacity/enrollment analysis.

Proposal's Strengths

- **Adequate Capacity at Impacted Elementary & Middle Schools:** Current and projected enrollment at the assigned elementary school (Marshall) and middle school (Benton) both have capacity for the proposed elementary school students and middle school students generated by this residential development.
- **Monetary Contribution:** The Applicant has proffered a monetary contribution for schools of \$6,000.00 per dwelling unit for school purposes. Said contribution shall be made prior to and as a condition of issuance of an occupancy permit for each residential unit.

Proposal's Weaknesses

- **High School Capacity:** As stated above, the assigned high school (Colgan) is expected to exceed capacity within five years with the additional students under this application.
 - However, the Applicant is providing a monetary contribution, and the approved CIP includes measures that address the overcrowding at Colgan High School with the opening of the 14th High School in 2026.

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

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes 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 "E" 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 ±56.35-acre project site is located along the western side of Purcell Road, approximately 300 feet south of the Purcell Road/Hunters Grove Road intersection, and southeast of the terminus of Silent Wolf Drive. Purcell Road is classified as a Major Collector. It is to remain a two (2) lane road with no trails proposed.

Staff Analysis

Interparcel access is required by the DCSM under Section 601.01.C. between residential developments to better distribute traffic, reduce circuitous travel, improve emergency vehicle access, and provide improved connectivity. As such, the Applicant considered accessing the site with a connection to Silent Wolf Drive. However, the majority of residents along Silent Wolf Drive were opposed to an extension of Silent Wolf Drive into the site due to perceived traffic impacts and environmental impacts. Based on further coordination with Transportation, Watershed Management, and Planning staff, it was collectively determined that the environmental impacts of the road connection outweighed the need for an interparcel connection. A DCSM waiver (#WAI2022-00048) of the required interparcel access to Silent Wolf Drive was granted on October 11, 2021 from County Transportation in order to minimize impacts to the onsite wetlands area, steep slopes, and 100-year floodplain over Champs Mill Branch.

The site will be accessed from Purcell Road with a public street. Therefore, right-of-way dedication along Purcell Road will be required, along with a separate right-turn lane into the proposed site entrance on Purcell Road, and other safety and/or realignment improvements, as deemed necessary.

A Traffic Impact Analysis (TIA) was not required for this application as the project would not generate enough trips to meet the DCSM daily or peak hour traffic threshold to justify the provision of a traffic study. This development is anticipated to generate 222 weekday daily, 15 AM peak hour, and 21 PM peak hour vehicle trips.

The following summary table provides the 2021 Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

Roadway Name	Number of Lanes	2021 VDOT Annual Average Daily Traffic Count; Vehicles Per Day (VPD)	Travel Demand Model 2019 Daily LOS
Purcell Road	2	5,600	D

Proposal's Strengths

- **Right-of-Way & Access Provisions:** The Applicant provides right-of-way dedication approximately 55 feet from centerline along the property frontage to facilitate safety and operational improvements. The Applicant will construct a 100-foot right-turn lane and a 100-foot taper on Purcell Road at the site entrance, as shown on the GDP.

Proposal's Weaknesses

- None identified.

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

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey and the community conversations, seven focus or goal areas were identified for the 2021-2024 Strategic Plan: Health, Wellbeing, and Human Services; Safe and Secure Community; Resilient Economy; Quality Education and Workforce Development; Environmental Conservation; Sustainable Growth; and Transportation and Mobility. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community 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 aspects of this proposal relative to the Strategic Plan are as follows:

- Goal 6 – Sustainable Growth (Objective SG-1): Promote a sustainable community with a variety of housing types, densities, and affordability to ensure a safe and livable environment for all residents.

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:

- It is important to note that the vast majority this project's 7 year+ review history has been under the prior Land Use chapter of the Comprehensive Plan, in which it was evaluated through the SRR, Semi-Rural Residential, and ER, Environmental Resource, land use designations. However, based on the updated 2040 Comprehensive Plan, which was adopted on December 13, 2022, subject property has a new land use designation of ORPA, Occoquan Reservoir Protection Area, and is partially located within the ERPO, Environmental Resource Protection Overlay. To the best extent possible, staff has taken into consideration how the current policy has become more restrictive, and has tried to balance and provide flexibility/context in the land use analysis component.

Proffer Issues / Deficiencies

- None identified.

Modifications / Waivers

- A DCSM waiver (#WAI2022-00048) of the required interparcel access to Silent Wolf Drive was granted on October 11, 2021 from County Transportation to minimize impacts to the onsite wetlands area, steep slopes, and 100-year floodplain over Champs Mill Branch, and in response to other community concerns. Based on further coordination with Transportation, Watershed Management, and Planning staff, it was determined that not having such interparcel connection was the preferred option. More details are included in the Transportation Plan section of this staff report.

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:

- PWC Archaeologist
- PWC Building Official
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Housing & Community Development
- PWC Libraries
- PWC Parks & Recreation
- PWC Planning Office – Case Manager / Long-Range Planning / Zoning Administration
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Schools
- PWC Service Authority
- PWC Transportation
- Prince William Health District
- Virginia Department of Transportation (VDOT)

Land Use Impact Analysis Report
12504 PURCELL ROAD PROJECT
Prince William County, VA
November 7, 2022



Submitted by Purcell Road, LLC

Prepared by Virginia Proffer Solutions™
A division of Impact Analysis, LLC

Providing Data Driven Proffer Analysis Utilizing the
ProfferPro System™

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Land Use Impact Analysis Report

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Purpose of the Report

The purpose of this report is to (a) specifically identify the impacts of the proposed rezoning on schools, parks, police, sheriff, and fire and rescue facilities (b) propose specific and detailed mitigation strategies and measures to address those impacts, (c) specifically address whether all of the mitigation strategies and measures are consistent with all applicable law as previously interpreted, including, but not limited to, Virginia Code 15.2-2303.4 and (d) specifically demonstrate the sufficiency and validity of those mitigation strategies using professional best accepted practices and criteria, including relevant data and information.

Consistency Statement

It is the opinion of Virginia Proffer Solutions, a division of Impact Analysis, LLC, that the analysis set forth in this report is consistent with applicable law as previously interpreted, including, but not limited to, Virginia Code 15.2-2303.4. Nothing set forth in this report is intended to constitute legal advice. To the extent legal advice is required, it shall be provided by counsel for the County and the Applicant.

Virginia Proffer Solutions,
A Division of Impact Analysis, LLC

About Virginia Proffer Solutions™

Virginia Proffer Solutions, a division of Impact Analysis, LLC, specializes in providing developers and local governments with rigorous analyses of the land use impacts of specific real estate developments on capital facilities located in those jurisdictions. As a matter of policy, local governments seek to obtain monetary contributions from developers to help pay for the capital costs that will be generated by the developments. These contributions may take the form of voluntary proffers, specific conditions imposed by the government, or impact fees.

While the courts and Virginia General Assembly have recognized the need for, and legality of, the contributions, the courts and state governments have imposed limits on the types of contributions that can be offered and accepted. Examples include: The United States Supreme Court *Koontz* case and its progeny; in Virginia, Section 15.2-2303.4 of the Code of Virginia. These limits require that the contributions must relate to the specific impacts of a particular development and must not be greater than is necessary to mitigate those impacts. Consequently, for contributions to be valid, they must be based upon verifiable data and predictive analytics.

Jurisdictions have revoked their monetary proffer policies, leaving the private sector with both a vacuum and a challenge as to how to proceed with zoning cases. Impact Analysis, LLC, was formed to step into the gap that disrupted the zoning process by providing the in-depth, high quality analysis that is required by the *Koontz* case and the new proffer legislation.

Virginia Proffer Solutions gathers the necessary data and uses predictive analyses to determine the impacts imposed by each development upon the infrastructure of a locality as described in the proffer legislation. For each Virginia Proffer Solutions engagement, the data that is gathered and the predictive analyses that are conducted take into consideration the legal and policy constraints and requirements applicable to the project. The result is a detailed and substantiated *Land Use Impact Analysis Report* that permits a developer to present, in a precise and objective manner, the impacts of the proposed development and the level of mitigation that is appropriate and defensible to the jurisdiction where the project is located.

The Virginia Proffer Solutions team combines the talents of outstanding individuals in the areas of law, land use planning, analytics, fiscal impacts, and research. Each team member brings relevant academic and work experience to the project for the client's benefit.

Mike Vanderpool has been a zoning and land use attorney in Virginia for more than 40 years and has handled numerous re-zonings, special use permits and variances. He represents both developers and local governments and is a Martindale Hubble AV rated attorney. For nine years, he was an adjunct professor at George Mason University, teaching in the Masters of Real Estate Development program, where he taught the program's law class. He was recognized as faculty member of the year in that program in three of those years. Virginia Business Magazine and other publications have recognized him for many years as a Legal Elite business and land use attorney. Mike is a Phi Beta Kappa graduate of Penn State University and earned his law degree from the Georgetown University Law School.

Mike has participated in a Virginia Local Governments Attorneys panel discussion on proffer reform, led the presentation of a webinar on how to deal with the proffer law to over 200 local government attorneys and planners, testified before the Virginia Senate Subcommittee on Local Laws, written a published article on the topic, advised several jurisdictions and the mayors and chairs in northern Virginia with regard to the law and presented a seminar on proffers at the 2019 Virginia Planning Association annual meeting.

Rick Lawson, a professional planner, brings the perspective of a former government planning official to the Virginia Proffer Solutions team. He was the Director of Planning for Prince William County from 1996 to 2003 where he managed and directed the activities of the Planning Office. In this capacity he managed the successful update and adoption of the Comprehensive Plan. Rick is experienced with fiscal economic analysis having worked with George Mason University to create a Fiscal Impact Model for development applications. He is a Phi Beta Kappa graduate of Wayne State University. He helps prepare, critique and quality control each Virginia Proffer Solutions report. According to Rick, “impact modeling has become much more complex and detailed than the original work that we did several years ago. The Virginia Proffer Solutions model is much more sophisticated than all of the prior modeling systems.”

Chris Garcia, PhD is the Associate Dean of the College of Business at The University of Mary Washington. He is a specialist in analytics and big data and has published works in the areas of computational economics. He specializes in providing advanced analytics consulting and technology development. Chris is responsible for vetting and improving the Proffer Pro™ computational model developed by Impact Analysis, LLC and reviewing the computations set out in each report provided by the team. He said, “I have been teaching advanced analytics and consulting in the field for several years. I am excited to bring that experience and my expertise to Virginia Proffer Solutions.” Chris received his B.S. degree from Old Dominion University and holds Masters’ degrees from NOVA Southeastern University and Florida Institute of Technology; his doctorate degree is from Old Dominion University. Dr. Garcia has published articles in the journals *International Series in Operations Research and Management Science*, *Engineering Optimization*, *AIS Educator Journal*, and *Computational Economics*

Karen Settlemyer, MS, MA, received her undergraduate degree from Indiana University, a master’s degree from University of North Florida and a second Master’s Degree in Organization Management and Development from Fielding Graduate University with a concentration in coaching. She became a certified coach with the International Coach Foundation and continues to coach developing leaders. Karen spent several years working for Roche Pharmaceuticals in sales and sales management, and ended her career there as the Development Director for the Oncology Sales Force. She then joined Regeneron as a sales director for their initial product launch. As a result of the company’s tremendous growth and her background in Organization Development, she had the opportunity to start the Leadership Development Program for the Commercial Organization. She served in the capacity of Director of the program for two years before her retirement.

This report was prepared by Stan Feuerberg. Stan earned both an undergraduate degree in electrical engineering (BSEE) and a law degree (JD) from the University of Nebraska-Lincoln. He was admitted to the Nebraska Bar in 1979 and has remained a member since. Stan began his

industry experience with the Nebraska Municipal Power Pool / Municipal Energy Agency of Nebraska as its in-house counsel and chief contract negotiator. He moved to Colorado to serve as the General Counsel for the Western Area Power Administration in the US Department of Energy, and later to New England when offered the position of Vice President and Chief Operating Officer of the Vermont Electric Power Company. He recently retired after more than 30 years as the President and Chief Executive Officer of the Northern Virginia Electric Cooperative. For ten years, he served on an advisory board to the Federal Reserve Bank of Atlanta. Stan's experience in government regulation of industry is extensive, having testified as both a company, and an expert witness in proceedings before the Federal Energy Regulatory Commission and the Virginia State Corporation Commission. In matters of land use, he has extensive experience in various regulatory approval proceedings. During its 2022 session, both houses of the Virginia General Assembly passed a special resolution honoring Stan's service to the Commonwealth.

About the ProfferPro™ System

At the heart of the ProfferPro™ System developed by Impact Analysis, LLC, is a deep understanding of the federal, state, and local levels of legal scrutiny that must now be applied to each zoning case involving any proffer, condition, or impact fee. The foundational legal principals are based in the jurisprudence that has evolved around the “takings” clause found in the 5th Amendment to the United States Constitution and in Article I, Section 11 of the Virginia Constitution. These legal principals gave birth to the Virginia proffer legislation, which, in turn, spawned local regulations. Together, they require factual and economic analyses to support every governmental extraction in a land use case.

According to Mike Vanderpool, “Much has changed in zoning and land use during my 40 plus years of practice. With that said, the *Koontz* case is truly revolutionary. Even without legislation at the state level, it created the potential for liability at the local government level. And because *Koontz* was decided under the 5th Amendment of the Constitution, it cannot be legislated away. Essentially, the *Koontz* case is another step in the evolving jurisprudence that requires local governments to rely upon and to demonstrate a factual, statistical basis for their decisions, including proffers, conditions, and impact fees.”

The ProfferPro™ System provides factual and statistical bases through independent, well-researched, rigorous analyses that can be relied upon by developers and local jurisdictions. The ProfferPro™ System builds upon the prior work performed by localities in the creation of monetary proffer guidelines. It also corrects several of the defects that made them subject to attack on constitutional grounds. Each ProfferPro™ report documents the facts required to show a nexus between the impacts of a project and the proffer condition or impact fee that is offered and also demonstrates the proportionality to the impacts. Each report is individually prepared and reflects the unique characteristics of each development and each jurisdiction.

A key component of the ProfferPro™ System is its recognition of the relationship between the nexus requirement expressed in the case law and the definition of a reasonable proffer in the Virginia proffer legislation. That definition includes a requirement that “...each such new residential development or new residential use applied for receives a direct and material benefit from a proffer made with respect to any such public facility improvements.” Taken together, these provisions require the recognition of what Virginia Proffer Solutions describes as a Development Impact / Benefit Zone™. Stated simply, the measurement of impacts of a development must now relate to a constrained geographic area that is impacted by the project and the specific facilities within that area that will be affected by, and that directly and materially benefit, the project. System-wide impact calculations are no longer sufficiently granular to satisfy the nexus / direct and material benefit requirements. Virginia Proffer Solutions has developed a proprietary methodology for identifying the Development Impact / Benefit Zone for each project.

Applicable Law

Proffers are governed by federal and state constitutional law and Virginia Statutes. The 5th Amendment to the U.S. Constitution and Article 1 of the Virginia Constitution provide that private property cannot be taken for public purposes without “just compensation.” Several U.S. Supreme Court and Virginia Supreme Court decisions have applied these constitutional provisions to the real estate development process. At the federal level, the Nollan, Dolan and Koontz cases have established a three-part test for determining when land use exactions are valid or invalid. Under those cases, an exaction is constitutional only if it has a nexus to the impacts of a development, the amount of the exaction is roughly proportionate to the impacts of the development, and the determination is made on a case-by-case basis. The Virginia Cupp and Rowe cases embody the same tests under the Virginia Constitution. Of particular note is the Koontz case, wherein the U.S. Supreme Court determined that a suggestion by a locality for a voluntary monetary contribution triggers the Nolan/Dolan analysis. If that test is not met, a locality can face liability under federal and state law. The Koontz case resulted in the Virginia General Assembly adopting section 15.2-2303.4 of the Code of Virginia and amending it during the 2019 legislative session. That code section incorporates the constitutional test by specifying that a voluntary proffer is unreasonable unless it “...addresses an impact to an offsite public facility, such that (i) the new residential development or new residential use creates a need, or an identifiable portion of a need in excess of existing public facility capacity at the time of the rezoning or proffer condition amendment and (ii) each such new residential development or new residential use applied for receives a direct and material benefit from a proffer made with respect to any such public facility improvements. A locality may base its assessment of public facility capacity on the projected impacts specifically attributable to the new residential development or new residential use.” These requirements are in addition to those required under the applicable case law. For example, while the proffer legislation also specifies that communications between a jurisdiction and locality cannot be used as a basis for deeming a proffer to be unreasonable, that language does not erase the holding of the cases under the U.S. Constitutions to the contrary.

Thus, the application of the constitutional, case, and statutory law:

- Requires an individualized determination,
- Limits the applicable impacts to capital impacts as opposed to operating impacts,
- Deems proffers unreasonable where there is existing capacity, and
- Requires a nexus and a direct and material benefit and proportionality between the impact and the amount of the proffer.

Methodology

These constitutional and statutory provisions impact the proffer analysis in several ways. Subject to these limitations, voluntary proffers are appropriate to offset the impacts resulting from future residents. If they are appropriately calculated, their use has been validated under the Federal and State Constitutional case law and by the Virginia General Assembly. The methodology for calculating the amount of each proffer must be clear because, while the General Assembly has provided that jurisdictions may communicate with developers without liability, under Virginia Code Section 15.2-2208.1, liability for excessive requests remains intact under the Koontz case.

The Virginia Statute also permits what Virginia Proffer Solutions refers to as “Super Proffers”™. These are proffers for capital facilities beyond those identified in the Virginia Statute or for sums in excess of those necessary to mitigate the impacts of a project. The refusal to offer Super Proffers cannot be the basis for denial of a rezoning. Because of this, the language of the Koontz opinion and the legal prohibition on contract zoning, jurisdictions must use extreme care when suggesting the use of Super Proffers. Because of this, the report is prepared in two phases. The Phase I analysis sets forth the impacts of the project but does not include the calculation of any proffer amounts when mitigation may be appropriate. This permits the applicant and the staff to freely discuss the level of impact. Once staff comments are received regarding the level of impacts, and the comments are discussed with staff, a Phase II analysis setting forth the appropriate monetary contributions will be submitted.

Role of the CIP: Pursuant to the proffer law, a project must receive a direct and material benefit from a proffer in order to make the proffer reasonable. As a result, a proposed capital improvement that is to be constructed too far into the future or that is not included in the CIP is too remote and/or speculative to provide a direct and material benefit to a project. Further, if the cost is not established by the CIP, it is not possible to determine the applicable roughly proportionate share, a requirement of the US Supreme and Virginia Supreme Court cases.

Capacity and Mitigation: Under applicable law, proffer analysis should be performed in two distinct steps. The Virginia Statute specifies that proffers are reasonable only if there is inadequate capacity to address the impacts generated by the project. Existing capacity should also be considered under the applicable case law in order to meet the rough proportionality requirement. Consequently, if there is adequate capacity, no further analysis is required. However, if there is inadequate capacity, subsequent analysis is required to determine how those impacts in excess of available capacity can be mitigated. The threshold question at this step is whether future capital facilities are planned in the near term that will provide this required capacity. This requires examination of the CIP. As noted above, if no facilities are included in the CIP, the project would not receive a direct material benefit and no proffers are appropriate as there is no reliable data to establish if the facility will actually be built, when it will be built, or its projected cost. If the capital improvement is under construction and fully funded, then there is no need for additional funds for that capital facility. However, if the capital facility is included in the CIP, with a near term completion date and with funding estimates, then there is enough evidence that the capital facility will provide a direct and material benefit and a basis for calculating a proportionate share.

A commitment to funding the capital facility by its inclusion in the CIP is necessary to provide evidence that it will, in fact, be built and will be provided within a reasonable period.

If additional capacity is required, it may be provided in several ways, such as repurposing portions of existing buildings, construction of new buildings, altering service areas or providing modular facilities. It may also be provided by a facility outside the direct Impact/Benefit Zone of the project, depending upon the proximity of the facility and the designated service areas. However, in order to avoid speculation, positive impacts on capacity from facilities outside the Zone should be considered only if there is adequate evidence to demonstrate that this “Reliever Capacity”™ will be provided.

Debt Financing of Public Facilities: As evidenced by the prior Prince William County Proffer Policy, the use of debt financing for capital facilities must be considered in order to prevent double payment. Many capital improvements are financed through the issuance of long-term bonds supported by future tax revenues paid by property owners on an annual basis. When a capital improvement is funded in this manner, and proffer contributions are provided for this same capital improvement, it is appropriate to consider credit against the proffer to account for future tax payments, thus eliminating double payment.

Facility Needs Generated by the General Public: Under the Cupp and Rowe cases, proffers are not available for capital projects when the need for the capital facility is generated by the general public rather than the project. As a result, the contribution toward debt service by the additional residents through their taxes is the appropriate mitigation mechanism.

Regarding county-wide goals, as opposed to specific projects, they must also meet the Cupp/Rowe limitation. These goals speak to areas outside the Impact/Benefit Zone, where the need is county-wide, and is generated by the public-at-large. They may also run afoul of the direct and material benefit requirement of the proffer law and the nexus requirement under the case law if funds are collected for capital improvements that are geographically remote from the project.

Private Facilities: The impact of private facilities limited to use by the residents of a development must also be considered. An example is a park owned by a homeowners association (HOA) that is not open to the public. While such a park would not serve the general public, it will decrease the demand on similar facilities built, or to be built, by the public. Thus, there will be a reduced or zero demand generated by the project, impacting the roughly proportionate share to be contributed via proffer.

Commercial versus Residential Impacts: When a capital facility serves both the residential and commercial population, the demand and costs must be appropriately allocated. For example, the cost of a police facility that serves both residents and businesses must be appropriately allocated in order to satisfy the roughly proportionate constitutional limitation.

The terms “Impact/Benefit Zone,” “Reliever Capacity” and “Super Proffers” are trademarks of Virginia Proffer Solutions.

Description of the Project



The proposed 12504 Purcell Road Rezoning is a residential project located in central Prince William County, bounded on the east by Purcell Road. The project proposes 22 single family homes and lies north of Lees Dawn Court, and east of Trumpeter's Swan Lane. The project consists of 56.34 acres and is located entirely within the Occoquan Magisterial District (Kenny Boddy, Supervisor). Prior to December of 2021 the parcel resided within the Coles Magisterial District. The parcel is currently zoned A-1 Agricultural; as such, the parcel could be subdivided into five (5) by-right residential lots. Therefore, the addition of 17 residential lots will require an approval to rezone the parcel. However, after subtracting the 5 by right units, the impacts will be calculated based on 17 units. The 22 residential units will be single family homes of varying sizes.

Proposed Single Family Residential Units:	22
By right units	<u>- 5</u>
Total Units for Analysis	17

Relationship to the Comprehensive Plan

The project is not located within the boundary of any small area plan; therefore, the levels of service are derived from the general Prince William County Comprehensive Plan.

Impacts of the Proposed Project on Public Schools

Schools: Introduction and Methodology

This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed project on the public school system facilities and propose specific mitigation strategies to address those impacts. Because public schools in Prince William County are classified as elementary, middle, and high schools, a separate analysis is set forth for each level of school. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will consider the impacts on public school facilities as defined by the Code of Virginia that will serve the project, excluding any impacts on operating expenses. It is important to note that the analysis must, under applicable law, be derived from each individual project's impacts, plus the school system proposals for providing capacity at the schools that will be impacted by the project. This is set forth specifically in the current proffer statute which requires that the development receive a direct and material benefit from the proffer. While several jurisdictions sought to have this language removed from the statute, in order to allow system-wide calculations, the language was not deleted.

The need for an individualized analysis and the direct impact of the project was recognized in the US Supreme Court Dolan Case. The nexus requirement as established by the Nollan and Dolan cases requires an individualized analysis of the actual monetary impact of the project on the schools serving an area. This is important because school systems can provide mitigation in a number of ways, including the construction of new schools or the use of portable classrooms. Where Prince William County has chosen to defer or avoid building new schools, mitigation has been provided through the use of portable classrooms. As a result, where no new school facilities to serve the proposed project are included in the CIP, it is presumed that capacity will be provided (or already is provided) by utilizing existing or additional portable classrooms.

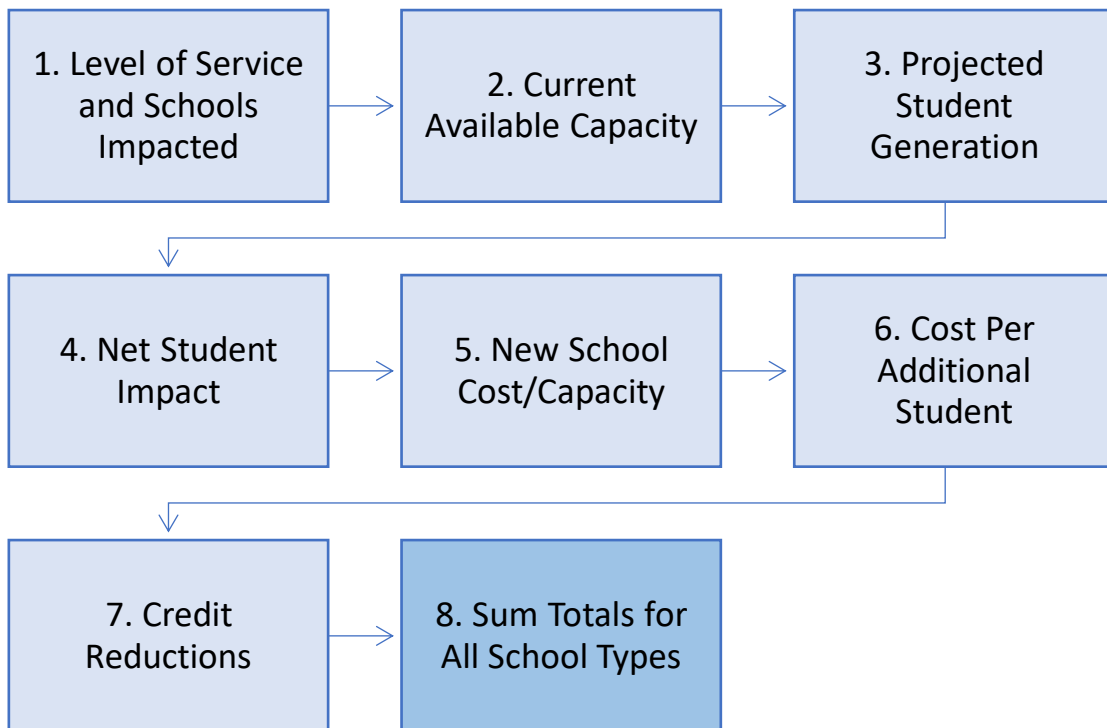
For each school level, Virginia Proffer Solutions gathered base data about the capacity at existing schools and the cost and capacity of future schools that will serve the project. By focusing on schools that will serve the project, the analysis examines proffers that will directly and materially benefit the project, so the proffer will provide funding to the specific schools that will serve the students generated by the project. Utilizing existing enrollment data and the best available student generation information, the number of students in excess of existing capacity at schools serving the proposed development was determined. This satisfies both the nexus requirement and the requirement that the proffered improvements directly and materially benefit the project, provided that the actual proffer limits the use of the funds for schools that currently serve, or will serve, the project. The fiscal impacts of the student populations are then evaluated based upon actual costs (where available) or CIP projections for additional schools that meet the definition of "public facility improvement" under proffer law. This evaluation satisfies the proportionality requirement. The proffers necessary to mitigate the impacts at each level of school are then rolled up to a final proffer recommendation for schools.

The following comprise the methodology for each school level and type of housing unit:

1. A determination was made as to those schools impacted by the development, based upon school boundaries.
2. Data was collected to determine if current capacity exists at each applicable school.
3. Student generation rates (by type of residential unit for each applicable school level) were collected to determine the “gross student impact number” by type of school.
4. The current available capacity of any existing school was subtracted from the gross student impact number per school level to determine the net student impact per school level.
5. If the addition of students from the project exceeded existing school capacity, the appropriate mitigation was determined.
6. A total school proffer amount for the project was calculated by summing the proposed proffer contributions for elementary, middle, and high schools.

School Impact Modeling™

To the extent the appropriate mitigation was determined to be a monetary contribution, the following methodology was utilized.



Elementary School Analysis



Thurgood Marshall Elementary School

Capacity of Existing Elementary School that Serves the Proposed Project

The project will be constructed within the attendance boundary of the Thurgood Marshall Elementary School, which has a 2021-22 program capacity of 738 students according to PWPCS Office of Facilities Services Student Enrollment as of 9/30/21. Based on this enrollment report, there are 644 students currently enrolled at Marshall Elementary. The facility was constructed in 1994, and received a renovation in 2019.

The Prince William County School Division groups elementary schools by geographic areas for the purpose of planning future capital improvements. Marshall Elementary School is located within the Mid-county Area that includes these two other elementary schools: Kerrydale and Penn, Sonnie. The Mid-county Area elementary schools have a total program capacity of 1,897 students and current enrollment of 1,628. The 2021-22 Enrollment Report indicates only one portable classroom unit is being used across the Mid-county Area.

Elementary School Capacity 2021-22

Elementary Schools	Program Capacity	Enrollment Sept. 30, 2021	Remaining Capacity	Program Capacity w/ Existing Portable Classroom	Remaining Capacity w/ Existing Portable Classroom
Marshall Elementary	738	644	94	738	94
Mid-county Planning Area	1,877	1,628	249	*1,897	269

**Based on one portable classroom (capacity of 20 students) reported in the 2021-22 Official Enrollment Report. According to an article published 11/15/19 INSIDENOVA, the average elementary class size in Prince William County is 22.97 (23) students per class.*

Elementary School Student Generation and Net New Student Impact

Using 2020-21 student generation factors, it was determined this project will generate a total of 3 (2.72) elementary school students from the project’s single-family units.

Elementary School Student Generation

Unit Type	# of Units	Student Generation Factors	New Elementary School Students
Single-Family	17	0.160	2.72
Total	17		2.72 (3)

Based on student generation factors published in the 2022-2031 School CIP

Based on the 2021-22 program capacity for Marshall Elementary of 738 students and the current enrollment of 644 students, the school is now under capacity by 94 students. Through 2032 the student population is projected to diminish to 533 students. As a result, the excess capacity will increase to 205 students.

Thurgood Marshall Elementary School Net New Student Impact

	Program Capacity	Current Enrollment Sept. 30, 2021	Remaining Capacity	New Students	Net New Student Impact
Marshall Elementary	738	644	94	3	0

Total Proffer mitigation for elementary schools: \$0

Middle School Analysis



Louise Benton Middle School

Capacity of Existing Middle School that Serves the Proposed Development

The property is located within the current boundaries for Louise Benton Middle School, constructed in 2000 and scheduled for a renovation in 2025. Benton Middle School has a program capacity of 1,436 students and a current enrollment of 1,388 students based on Prince William County 2021-2022 Enrollment Data.

Louise Benton Middle School Capacity

Middle School	Program Capacity	Enrollment Sept. 30, 2021	Remaining Capacity
Benton	1,436	1,388	48

Middle School Student Generation and Net New Student Impact

Based on student generation factors, the proposed development will generate a total of middle school student from the project’s single family units planned for construction.

Middle School Student Generation

Unit Type	# of Units	Student Generation Factors	New Middle School Students
Single Family	17	0.073	1.24 (1)

Net New Student Impact

	Program Capacity	Current Enrollment Sept. 30, 2021	Remaining Capacity	New Students	Net New Student Impact
Louise Benton Middle School	1,436	1,388	48	1	0

Based on capacity of 1,436 students and current enrollment of 1,388 students, there remains capacity for 48 students. Since capacity exceeds the projected number of new middle school students, a monetary proffer is not being calculated for middle schools.

Total proffer mitigation for middle schools: \$0

High School Analysis



Capacity of Existing High School that Serves the Proposed Development

The project is located within the boundary of Charles J. Colgan High School, a newer facility that was completed in 2016. Colgan High has a planning capacity of 2,053 students and a current enrollment of 2,827 students, according to Prince William County’s 2021-2022 Official Enrollment Report. There are seven (7) portable classrooms currently located onsite to increase capacity.

Student Generation Factors and Net New Student Impact

Based on student generation factors, the proposed development will generate 2 high school students from the project’s single-family units planned for construction.

High School Student Generation

Unit Type	# of Units	Student Generation Factors	High School Students
Single-Family	17	0.087	1.47 (1)

According to the September 2021 enrollment data, Colgan High School currently has no capacity for 1 new student generated by the project, however, the county intends to add a fourteenth high school at a cost of \$157 Million with a design capacity of 2,557 students in school year 2026-27. The “14th High School” should relieve some of the congestion at Colgan High, as noted in the projection of 2,551 students enrolled at Colgan in 2026-27. However, the school will remain over capacity. No additional high schools are included in the schools’ 2023-2032 CIP.

High School Capacity 2021-22

High School	Program Capacity	Enrollment Sept. 30, 2021	Remaining Capacity	Program Capacity w/ Existing Portable Classrooms	Remaining Capacity with Existing Portable Classrooms
Woodbridge	2,053	2,827	0	2,186	0

*Based on 7 portable classrooms reported in the 2021-22 Official Enrollment Report

**According to an article published 11/15/19 INSIDENOVA, the average high school class size in Prince William County ranges from 16.9-21.2 per teacher for an average of 19 students per class size.

Chart A

(PWC Schools CIP 2023-32, Appendix B, Page 9)

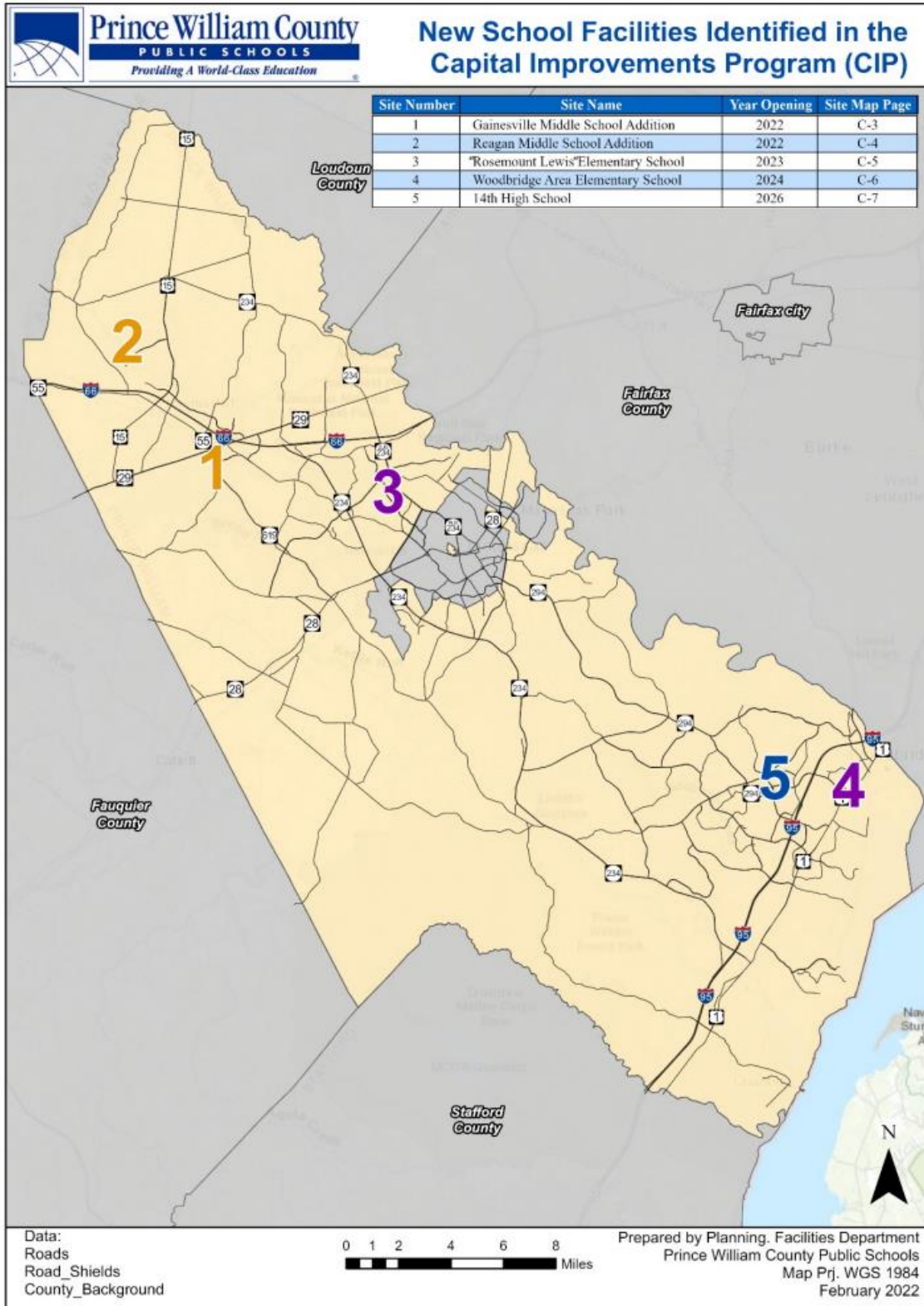
Student Enrollment Data: Current and Projected Enrollment High Schools SY 2021-22 to SY 2031-32

High School	Available Space		2021-22			2022-23			2026-27			2031-32						
	Capacity	Portable Classrooms	Students	+/-	Pct. Utilized	Students	+/-	Pct. Utilized	Students	+/-	Pct. Utilized	Students	+/-	Pct. Utilized				
Battlefield	2,053	21	2,530	-477	123.2%	2,388	-335	116.3%	2,176	-123	106.0%	1,880	173	91.6%				
Brentsville District	1,110	.	935	175	84.2%	922	188	83.1%	1,070	40	96.4%	1,194	-84	107.6%				
Colgan, Charles J., Sr.	2,053	7	2,827	-774	137.7%	2,731	-678	133.0%	2,551	-498	124.3%	2,248	-195	109.5%				
Forest Park	2,053	.	2,272	-219	110.7%	2,211	-158	107.7%	2,437	-384	118.7%	2,663	-610	129.7%				
Freedom	2,053	8	2,150	-97	104.7%	2,245	-192	109.4%	2,388	-335	116.3%	2,790	-737	135.9%				
Gainesville HS	2,557	.	1,374	1,183	53.7%	2,027	530	79.3%	2,082	475	81.4%	2,129	428	83.3%				
Gar-Field	2,839	.	2,430	409	85.6%	2,365	474	83.3%	2,400	439	84.5%	2,612	227	92.0%				
Hylton, C.D.	2,053	.	2,055	-2	100.1%	1,933	120	94.2%	1,893	160	92.2%	1,797	256	87.5%				
Osborn Park	2,430	4	2,776	-346	114.2%	2,785	-355	114.6%	2,869	-439	118.1%	3,225	-795	132.7%				
Patriot	2,053	20	2,312	-259	112.6%	2,174	-121	105.9%	2,137	-84	104.1%	1,905	148	92.8%				
Potomac HS	2,357	.	1,955	402	82.9%	1,955	402	82.9%	2,198	159	93.3%	2,476	-119	105.0%				
Unity Reed	2,409	7	2,368	41	98.3%	2,385	24	99.0%	2,725	-316	113.1%	3,170	-761	131.6%				
Woodbridge HS	2,734	.	2,790	-56	102.0%	2,766	-32	101.2%	2,991	-257	109.4%	3,090	-356	113.0%				
Total HS	28,754	67	28,772	-18	100.1%	28,887	-133	100.5%	29,918	-1,164	104.0%	31,177	-2,423	108.4%				
<i>14th High School - (Mid-County 2026)</i>															2,557		2,557	
<i>Sum of Additional Seats</i>															2,557		2,557	
Total	28,754	67	28,772	-18	100.1%	28,887	-133	100.5%	29,918	1,393	95.6%	31,177	134	99.6%				

Notes:

1. Non-public middle and high school students may enroll in PWCS for one or two classes. These students are counted as 0.25 and 0.5 of a student, respectively, per Virginia State Guidelines. Such fractions of a student may affect totals because of rounding.

Map B



Based upon the Capital Improvement Plan, the “14th High School” should relieve some, but not all, of the overcrowding at Colgan High once construction is completed.

Since no additional high schools beyond the 14th high school are included in the school CIP and Colgan will remain over capacity after the 14th high school is constructed, it is reasonable to mitigate the impact of the single student by calculating a prorated share of the capital cost of an eighth portable classroom. According to www.imodular.com, a new typical portable classroom that accommodates 20 students will cost between \$75,000 (used) and \$120,000 (new). This pricing was current as of August of 2022. For purposes of simplicity, the new unit price of \$120,000 is suggested. The prorated portion assignable to the project’s one student would be 5% of \$120,000, or \$6,000.00.

The Prince William County School Board continues to utilize portable classrooms to provide existing capacity. The School’s CIP states “the total 2021-2022 enrollment is 89,468 students with permanent capacity for 95,218 students. This capacity is supplemented with 188 instructional portable classrooms.” (Page 1) “Possible solutions to overcrowding conditions include portable classrooms, relocation of special programs, changes in attendance area boundaries, additions and the construction of new facilities.” (Page 5) In this regard, it is important to note that the Virginia Proffer Statute does not distinguish between capacity provided by permanent structures versus portable structures. In addition, the Statute provides that a proffer is reasonable only if the project receives a direct and material benefit from the proffer. If no permanent structure to serve the project is included in the CIP, a proffer based on the cost of a permanent structure would violate that requirement. The Virginia and US Supreme Courts require individual determinations on a project-by-project basis to determine the impact of a project and the roughly proportional mitigation. If the students from a given project will be housed in portable classrooms, the proportional impact mitigation should be calculated on the costs of those portable classrooms. The failure to do so could subject the County to liability under the Koontz decision.

Total proffer mitigation for high schools: \$6,000.00

Total Proffer Calculation for Schools

Elementary Schools	\$ 0
Middle Schools	\$ 0
High Schools	\$ 6,000.00
Total Proffer Amount for Schools	\$ 6,000.00

Impacts of the Proposed Project on Police Facilities

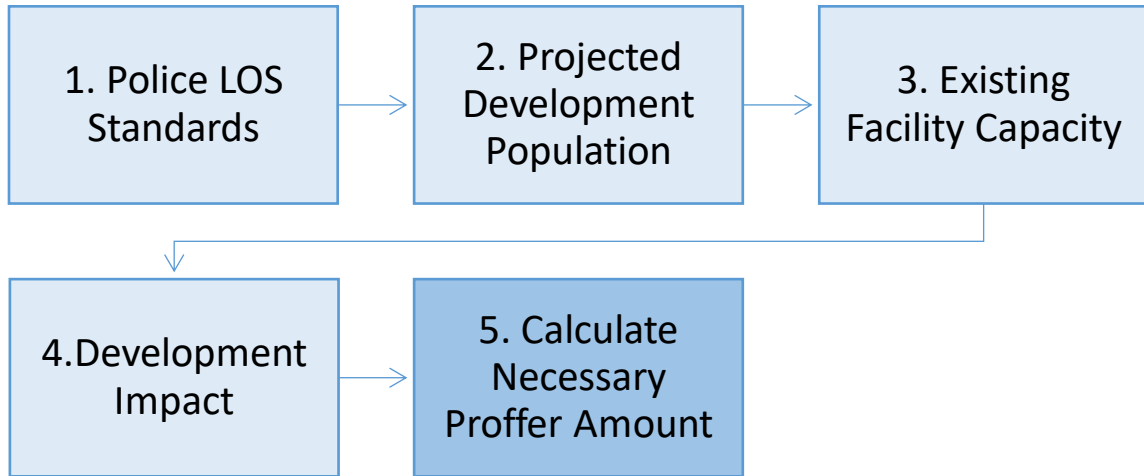
Police proffer introduction and methodology

This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed project on police facilities serving the development and, if needed, propose specific mitigation strategies to address those impacts. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will not include “all of the impacts” as required by the Prince William County Submission Requirements. It will only consider the impacts as defined by the Code of Virginia on police building facilities serving the project, excluding any impacts on operating and equipment expenses.

These steps will be used to determine the projected impact of the new development on the capacity of local policing facility resources:

1. Determine the Level of Service standards for Prince William County Police;
2. Project the population increase caused by the new development;
3. Calculate the impact associated with the new development on PWC Police;
4. Determine the existing Police facility capacity, and
5. Calculate the necessary proffer amount, based on the development’s impact should it exceed existing capacity

Police Impact Modeling™



Level of Service Standards for Police Facilities

The need for police facility expansion is largely driven by growth in the number of residents and employment. The level of service standards for Prince William County Police are based on facility needs for police, administrative support, animal control, and public safety training. The Safe and Secure Community Chapter of the Comprehensive Plan includes the following level of service standards for Police:

Police Level of Service Standards	
Sworn officers per 1,000 residents	2
District Police Station Space per Officer (sf)	250
Admin Support Space per 1,000 residents (sf)	274
Satellite Field Office (sf)	1,500
Animal Shelter Space per 1,000 residents (sf)	67
Training Facility Space per 1,000 residents (sf)	324

Source: PWC Comprehensive Plan, Safe and Secure Communities Chapter

Projected Development Population

In August of 2021, a Demographic and Housing Analysis (RKG Associates) was incorporated into the Comprehensive Plan Update. In this analysis, the County was broken into 4 separate submarkets. The current project lies within the boundaries of the Central Prince William submarket and the housing trends for that market are utilized in this analysis. The number of residents in this submarket per unit in 2025 is 3.12.

Projected Development Population	
Residents per Unit	3.12
New units	17
Total Residents	53

Based upon the level of service standards of two officers per 1,000 residents, the proposed project generates the need for any 5% of an officer.

Existing Facility Capacity and Development Impact

District Police Station Space

The project lies within the service area of the Central District Station located at 5036 Davis Ford Road in Woodbridge. Based on County real estate assessment information, the Central District Station’s useable space is 33,651 square feet. Using the level of service standard of 250 square feet per officer, the Station has capacity for 135 sworn officers (some amount of this space is likely allocated to administrative staff). According to the Police Department (12/1/2021), there are 121 sworn officers currently assigned to the Central District Station. As the project generates a de minimis need for additional sworn officers, there is no need to proceed with a proffer calculation.

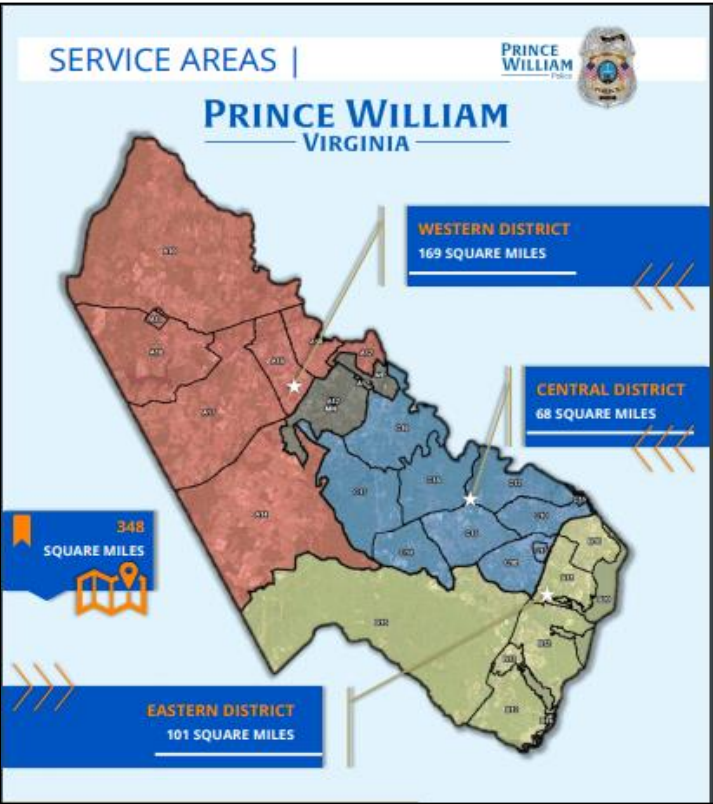
TABLE III-B.1
Projected Police Station Facility
Impacts

Projected Resident Impact	Officers Per 1,000 Residents	Officer Requirement	Facility Sq. Ft. Per Officer	Add'l Facility Sq. Ft. Required
53	2	0	250	0

Source: Prince William County Comprehensive Plan - Safety and Secure Community

Prince William County Police Service Areas

Source: Prince William County Police 2021 Annual Report



Administrative Support

Using the level of service standard of 274 square feet per 1,000 residents, the projected development population of 53 requires the need for less than 15 square feet of additional administrative support space.

Animal Control Capacity and Impact

As described in the county’s recently-approved Capital Improvement Program (CIP) 2023-2028, the new Animal Shelter was opened to the public in November of 2021 and achieved full occupancy earlier this year.

The project was fully funded at a cost of \$16.7 million including \$15.7 million in debt-financing, \$1 million in general funds, and \$20,000 in capital reserve funds. The debt service costs and operating costs is being funded by the general fund, and that began with fiscal year 2022. Since the 28,000 square foot Animal Shelter expansion is completed and fully funded, was designed to serve the needs of the entire county, and there is no additional expansion of the Animal Shelter included in the recently-adopted CIP, this analysis need not include a calculation of a monetary proffer for the animal shelter.



Public Safety Training Capacity and Impact

Using the level of service standard of 324 square feet per 1,000 residents, the projected population increase of 53 would create a de minimis need for any public safety training center facility space. The Public Safety Training Facility, located at 13101 Public Safety Drive in Nokesville, serves the entire county and has 64,650 square feet of useable space. Based on current county population of 482,204 (updated US Census data), there is a need for additional public safety training space. To address this need, the county’s FY 2023-2028 Capital Improvement Program (CIP) includes a project for a 31,000 square foot expansion of the public safety training facility at an estimated cost of \$40 million. The CIP funding sources include \$39.6 million in debt financing and \$400,000 in capital reserve. Design is scheduled to begin in FY 2023, and construction is expected to be completed by FY 2025.



Substantiated Proffer Amount for Police Facilities

According to the new legislation on proffers, the impact cost of a new development can only be applied if the impact of the new development exceeds the capacity of existing public facilities. Even without the proffer legislation, failure to recognize existing capacity would violate the rough proportionality requirements. There exists adequate space at the Central District Office. As noted above, we presume this also holds true for administrative support space. The renovation and expansion of the animal control facility has been completed and is providing improved and expanded space to address the anticipated impacts of this proposed development. The Public Safety Training Center is planned for expansion due to lack of current capacity, and is included in the recently adopted 2022-2027 CIP. As the Safety Training Facility is scheduled to be completed in 2025 and the first occupancy for the project is not until 2026, a proffer is not appropriate. The residents of the project will pay for the training facility as a pro rata share of their taxes.

Total Proffer Mitigation for Police Facilities: 0

Impacts of the Proposed Zoning on Fire/Rescue Facilities

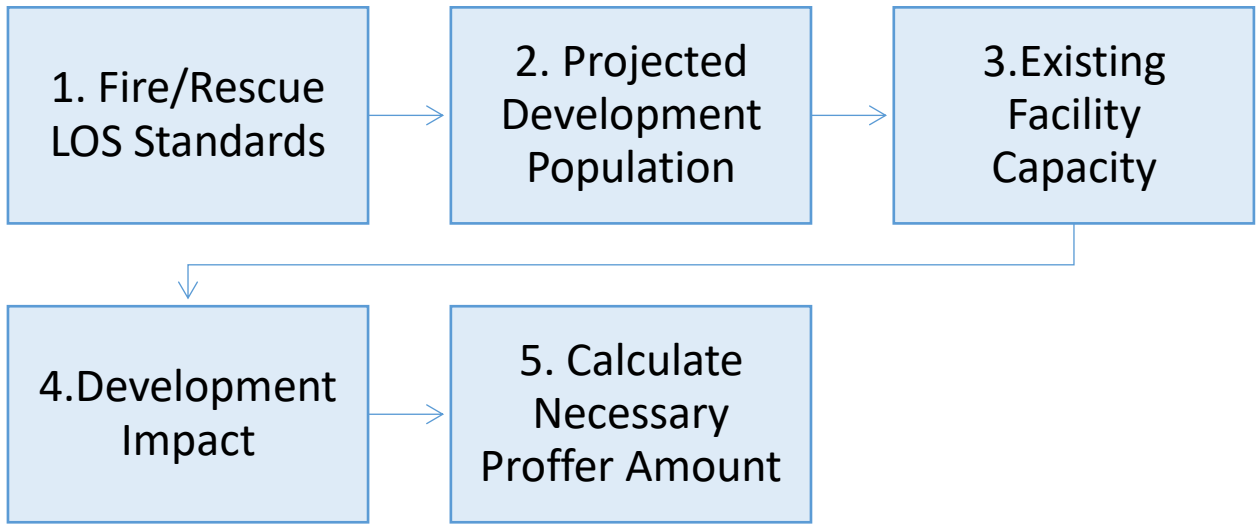
Fire and Rescue Proffer Introduction and Methodology

This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed zoning on the fire and rescue facilities serving the project and propose specific mitigation strategies to address those impacts. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will not include “all of the impacts” as required by the Prince William County Submission Requirements, but will only consider the impacts, as defined by the Code of Virginia, on fire and rescue building facilities that will serve the project, excluding any impacts on operating and equipment expenses.

The following steps were used to determine the projected impact of the new development on the capacity of local fire and rescue facility resources:

1. Determine the Level of Service standards for Prince William County Fire/Rescue
2. Project the population increase caused by the new development
3. Calculate the impact associated with the new development on PWC Fire/Rescue
4. Determine the existing Fire/Rescue facilities’ service area and capacity, and
5. Calculate necessary proffer amount based on development impact exceeding existing capacity

Fire and Rescue Impact Modeling™



Fire and Rescue Level of Service Standards

Level of service standards for fire and rescue facilities are based on travel time for emergency response and workload capacity of individual fire and rescue stations.

PWC Level of Service Standards	
Travel Time – Fire Suppression and Basic Life Support (BLS)	4 minutes
Travel Time – Advanced Life Support (ALS)	8 minutes
Responses per Tactical Unit	2000



Dale City Volunteer Fire Department – Station 18

Existing Capacity

The proposed residential project lies within the first due response area of the Dale City Volunteer Fire Department - Station 18 (pictured above), located at 5849 Dale Boulevard, near the intersection of Princedale Drive and Dale Boulevard. The 11,306-square foot station opened in 1992 and houses Engine 518, Medic/Ambulance 518, Brush 518, a backup Medic/Ambulance, and a utility. During FY 2021, Station 18 responded to 1,232 incidents; the station has the capacity to respond to 2,000 incidents/ year. According to the Prince William County GIS map provided by Fire and Rescue Staff, the project falls within the 4- and 8-minute response area for Stations 18 and 6 (see Map A).



Coles District Fire and Rescue Station 6

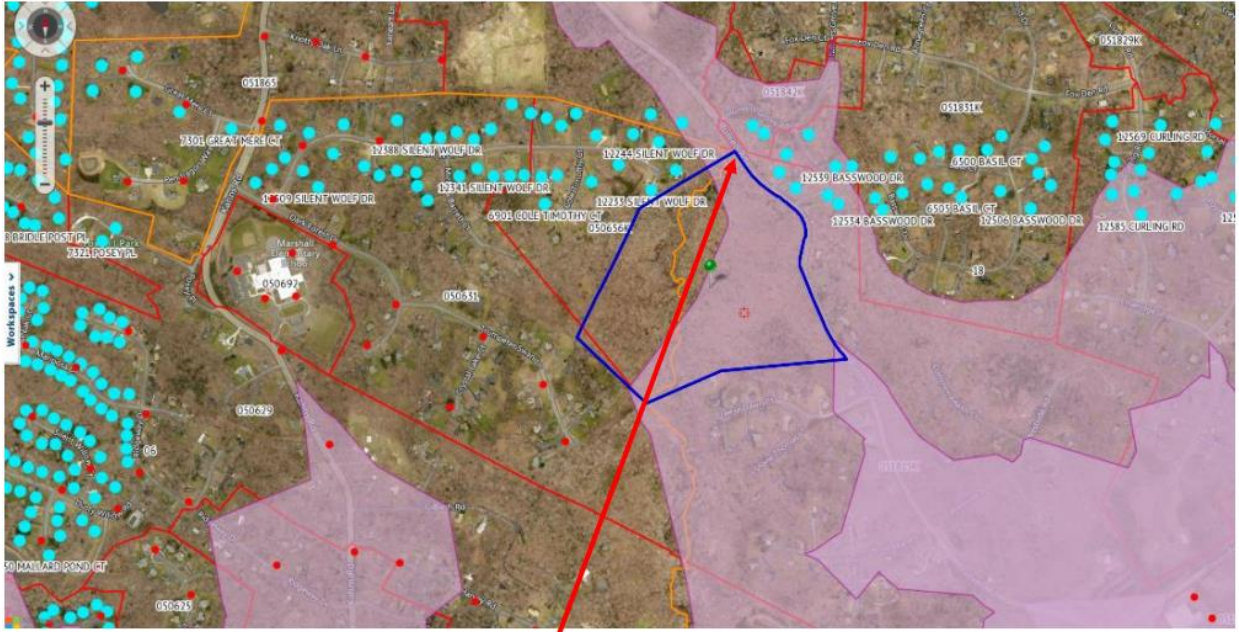
The project lies within the second due response area of Coles District Fire and Rescue – Station 6, located at 13712 Dumfries Road. Station 6 opened in 2020, has 21,500 square feet of space, and serves the mid-county with two medic-capable ambulances, two pumpers, one water tanker, one rescue truck, one brush truck, a safety officer, and the staff to keep the equipment in operation.

Ladder Truck



MAP A – Travel Time

The area shaded in purple depicts the 4-minute response time for Station 18



The yellow line is the first due line between fire stations. The purple are shows the four minute travel distance. Station 18 (Princedale) is the first due station at the property.

Rescue Unit



Workload Capacity

Workload capacity is defined by the County as the number of “responses per tactical unit.” Travel time may be adversely impacted when tactical units serve more than 2,000 incidents per year. As noted previously, the FY2021 total incidents for Fire Station 18 were 1,232 with a capacity of 2,000 incidents/year.

Substantiated Proffer Amount for Fire/Rescue Facilities

The County’s Comprehensive Plan contains guidance for this situation:

“When appropriate and consistent with applicable law, LOS standards will be determined to have been met by an applicant for a rezoning or special use permit, on a case-by-case basis, based on the following:

The proposed new development is within the travel time standard for an existing fire and rescue station whose workload capacity is not within the LOS standards and the applicant has committed to a monetary contribution of the per capita building and land cost for an expansion of the existing station or a new station that will provide a direct and material benefit to the proposed development.”

There are two new fire stations included in the 2023-2028 CIP. The design for Station 27 was to have started in July of 2022 (FY23) and be completed by September of 2023 (FY24). Construction is scheduled to begin in May of 2024 (FY24) and be completed by January of 2026 (FY26). According to Fire Department personnel, Station 27 will be located at the intersection of Spriggs Road and Dumfries Road. Since there is no evidence that station will provide a direct and material benefit to the development due to its distance from the development, no proffer would be appropriate at this time. While Fire Station 28 is included in the CIP, there is no budget allocated towards it through 2027. Given the fact that the location of Station 28 is unknown, as well as the cost, no proffer can be calculated.

Total Proffer Mitigation for Fire and Rescue facilities: 0

Impacts of the Proposed Zoning on Parks and Recreation

Parks and Recreation Proffer Introduction and Analysis

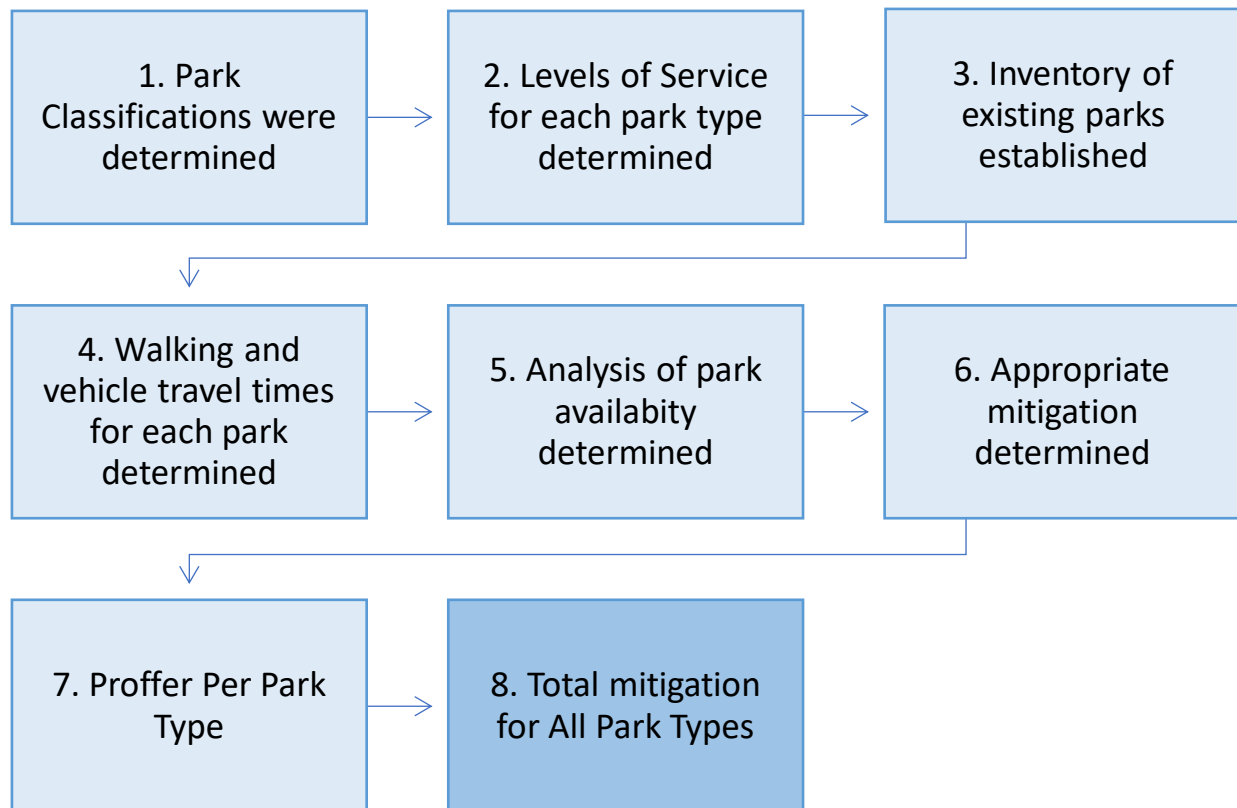
This section of the ProfferPro™ Impact Analysis will identify the impacts of the proposed zoning on county park and recreation spaces. If such impacts exceed capacity, specific mitigation strategies will be proposed to address those impacts. Due to the specific language of Section 15.2-2303.4, the analysis of the impacts will not include “all of the impacts” as required by the County Submission Requirements but will only consider the impacts, as defined by the Code of Virginia, on parks and recreation spaces serving the project, excluding any impacts on operating expenses.

In conducting the parks and recreation analysis, the County’s level of service standards have been reviewed and analyzed to determine how they apply to new development. The analysis has been conducted in three phases, one for each level of park classification - neighborhood, community, and regional. Virginia Proffer Solutions inventoried existing park and recreation resources that will serve the proposed development. As some parks are designed to only serve residents in a small vicinity while others serve the entire county, these will be analyzed separately using the Development Benefit/Impact Zone™ approach based upon the travel times set out in the comprehensive plan. This satisfies not only the nexus requirement but also the requirement that the proffered improvements directly and materially benefit the proposed development, provided that the actual proffer limits the use of the funds for parks and recreation that currently serve or will serve the project. The fiscal impacts of the residents are then evaluated based upon actual costs (where available) or CIP projections for additional parks that meet the definition of “public facility improvement” under the new proffer law. This evaluation satisfies the proportionality requirement. The proffers necessary to mitigate the impacts at each level of park are then rolled up to a final proffer recommendation for parks and recreation.

The following steps comprise the methodology for each park type:

1. A determination was made as to those parks and recreation spaces that will be directly impacted by the development using level of service standards and the distance standards set forth in the comprehensive plan to determine the Benefit/Impact Zone.™
2. Data was collected to determine if there are existing parks within the distances set forth in the Level of Service standards in the comprehensive plan.
3. If there were no parks serving the project within the designated distance standards, appropriate mitigation was determined.
4. A total parks and recreation proffer amount for the project was calculated by adding the proposed proffer contributions for each park type.

Parks Impact Modeling™



Park and Recreation Level of Service

This analysis is based on the level of service policies set forth in the Parks, Recreation, and Tourism Chapter of the Comprehensive Plan.

A review of each level of service policy, with a focus on how each policy is being applied in this analysis, is as follows:

- 1) **Park Classifications** provide a general framework for categorizing parks by size, level of active and passive acreage, amenities, and service area. Parks across the County are classified neighborhood, community, regional, linear and greenway, natural and cultural resource, and school and community-use. In this analysis, the overall inventory of existing parks serving the proposed development includes park classifications for informational purposes. The focus of this analysis is the impacts of the proposed development on regional, community, neighborhood linear/greenway parks serving the property.
- 2) **LOS Countywide Park Acreage Goal** is 5% of the County’s available land area, excluding Marine Corps Base Quantico. The County currently manages a total of 5,312 acres, which

represents 2.56% of total land area within the County. Park-Policy 1.7 of the plan provides clarification on how this goal relates to new development with the following language:

“During rezoning and special use permit applications, and when consistent with applicable law, the Zoning Ordinance, and the Design and Construction Standards Manual (DCSM), seek an acceptable mix of on-site recreational amenities and/or off-site park accommodations adequate to offset anticipated additional park impact. On-site amenities should meet the neighborhood park needs of the development and generally be consistent with the amenities identified under the Neighborhood Park classification in Appendix A of this Plan. When anticipated park impacts cannot adequately be accommodated on-site, and when consistent with applicable law, off-site accommodation can be satisfied either through the donation/dedication of park land or a monetary contribution for park upgrades in the development’s park planning district.”

Amount of Parkland as Current Percent of Land Area						
	Land Area	County Park Acres	% County	Federal / Other Park Acres	% Other	Total Parkland %
Prince William County	207,621	5,312	2.56%	24,271	11.69%	14.26%
	GOAL	10,381	5.00%	24,271	11.69%	16.69%
	NEED	5,069	2.44%			

Based on this language, and the legal nexus requirement that proffers be specifically attributable to the rezoning and provide a direct and material benefit to the rezoned property, the 5% countywide goal is not being applied as a requirement of the proposed development, but rather one possible strategy to mitigate development impacts in excess of available capacity of parks serving the proposed development.

3) **Park Types** provide goals for the mix of active and passive areas within neighborhood, community, and regional parks. This is intended as a means of quantifying and evaluating opportunities to meet current and future needs through the addition of amenities and/or the use of underutilized park acres. This level of service goal is not a requirement of new development, but provides information that could guide proffer mitigation when such mitigation is substantiated by a specific deficiency in capacity of parks serving the proposed development.

4) **Park Planning District Map** is a planning tool to better assess park and recreation needs at the neighborhood level, and to assess the degree to which parkland and facilities are equitably distributed across the County. In this analysis, the Park Planning Districts are referenced in the inventory of existing park and recreation resources serving the proposed development; however, the primary means of determining service areas are based on travel time standards established by the County.

5) **Service Areas** for the three primary park types are defined by the accepted amount of time that most park patrons will travel from their home to get to a particular recreation destination. A summary of service area standards for each park type is as follows:

Table PR-1

PARK TYPE	WALK/BIKE SERVICE AREA	DRIVE TIME SERVICE AREA
Neighborhood	5 to 10-minute walk/bike time; bus stop within ¼-mile, preferred	Less than 10 minutes
Community	10 to 15-minute walk/bike time	10 to 20-minute drive time
Regional	Greater than 15-minute walk/bike time	20 to 30-minute drive time
School/Community-Use	5 to 10-minute walk/bike time	Less than 10 minutes

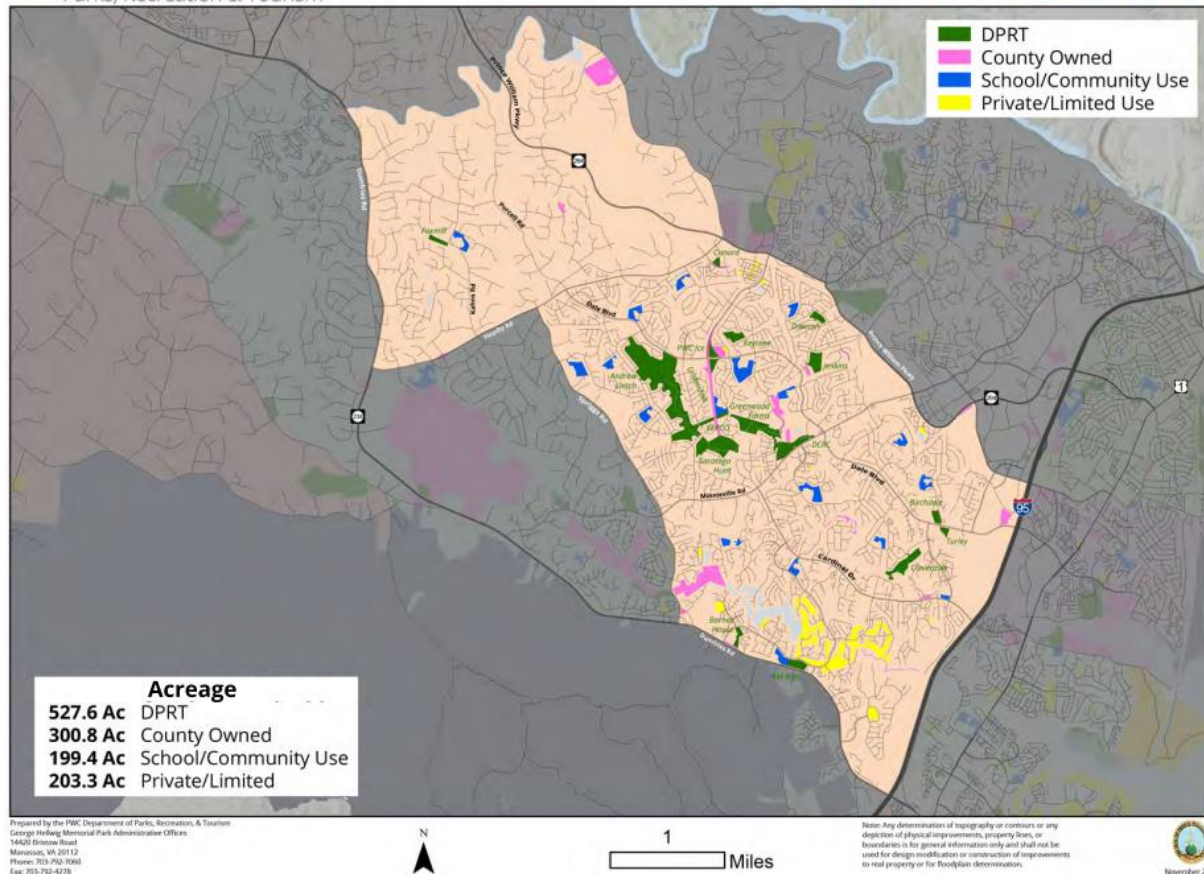
Source: Parks, Recreation, and Tourism Chapter of County Comprehensive Plan

As part of this analysis, park and recreation resources serving the proposed development, as defined by acceptable travel times, have been identified.

6) **Park and Facility Quality** scores have been developed by the County and determined for each amenity within existing parks. These scores are based on a scale of 1 to 5 (highest score), which is then converted to a letter grade of “A” through “F.” The county goal is to achieve a letter grade of “B” or higher.

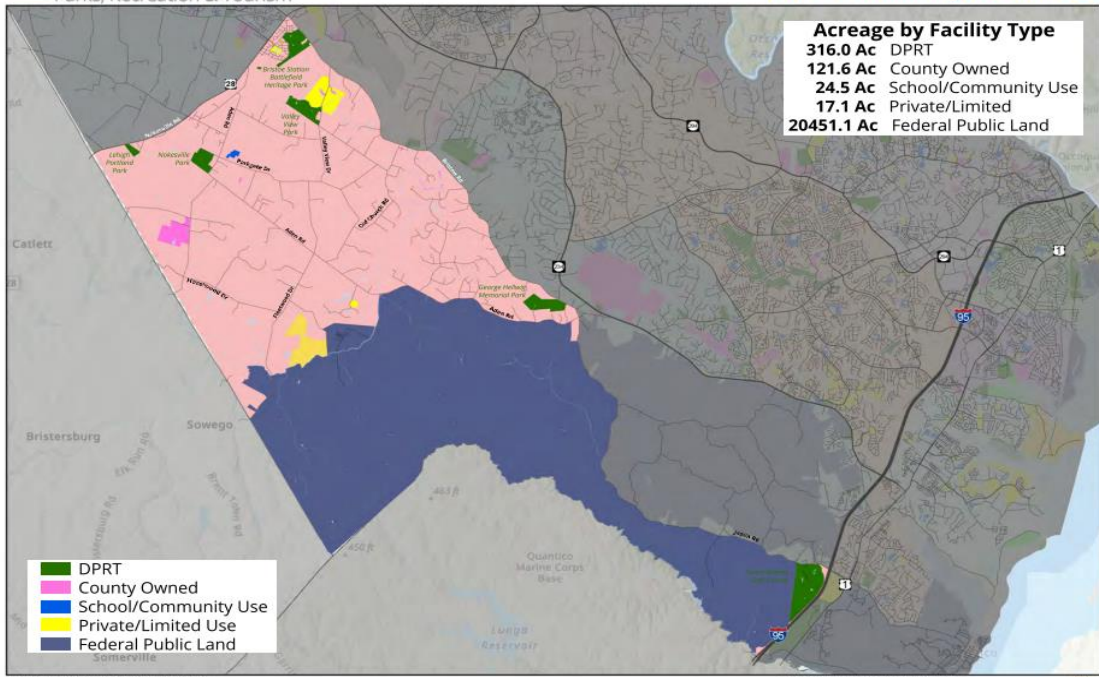
Inventory of Current Capacity

The 12504 Purcell Road project lies within Prince William County Parks Planning District 9 and a short distance from Planning Districts 7 and 8. Using approximate drive times to define park service areas, the proposed project is served by parks within Park Planning District Maps #9, #7, and #8 of the Parks, Recreation and Tourism Chapter of the Comprehensive Plan. These maps provide a visual summary of the publicly-owned recreational resources in close proximity to the proposed development and help to define the Development Benefit/Impact Zone for this analysis.



PRINCE WILLIAM
—Parks, Recreation & Tourism

Park Planning District 7



Prepared by the PWDC Department of Parks, Recreation, & Tourism
George Heberg Memorial Park Administrator Office
14020 Blossom Road
Manassas, VA 20112
Phone: 703-792-7990
Fax: 703-792-4278

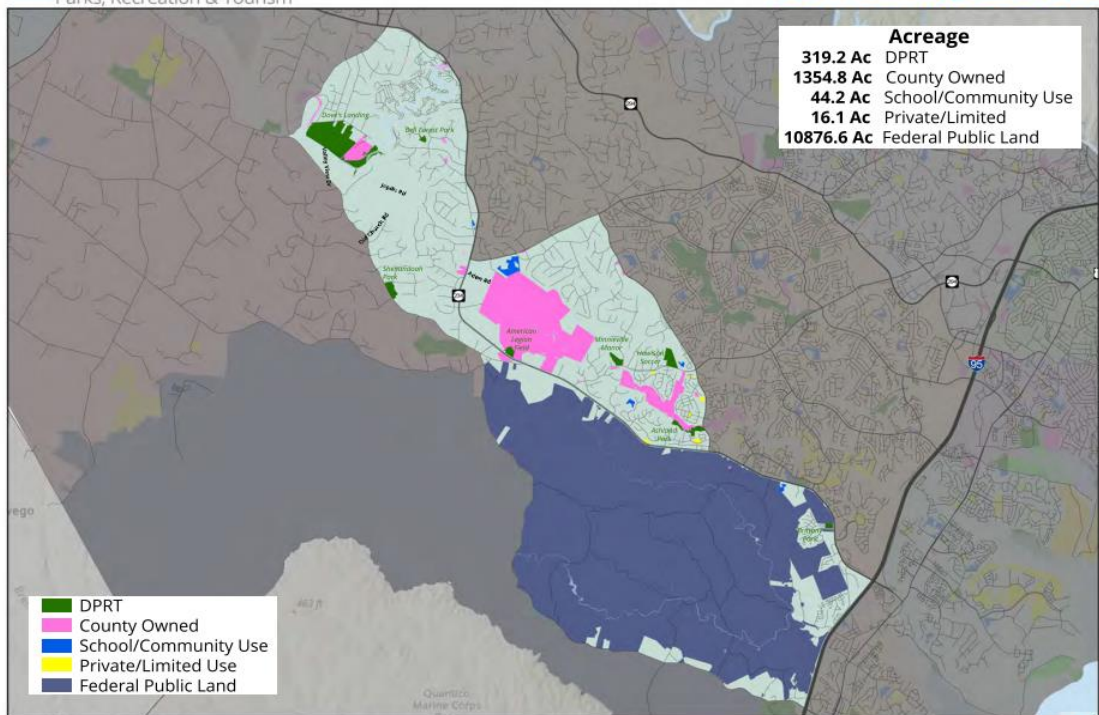


Note: Any determination of topography or contours or any depiction of physical improvements, property lines, or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.



PRINCE WILLIAM
—Parks, Recreation & Tourism

Park Planning District 8



Prepared by the PWDC Department of Parks, Recreation, & Tourism
George Heberg Memorial Park Administrator Office
14020 Blossom Road
Manassas, VA 20112
Phone: 703-792-7990
Fax: 703-792-4278



Note: Any determination of topography or contours or any depiction of physical improvements, property lines, or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.



**County-owned Park and Recreation Resources that Meet LOS Standards by Park Type
(Measured from 12504 Purcell Road)**

Table PR – 2

Park District	Park Name	Park Address	Park Type	Acres	Distance	Driving
9	Andrew Leitch Park / Waterworks	5301 Dale Boulevard	Regional	219.1	2.6 miles	4 min
9	Anne Moncure Wall Park	4433 Waterway Drive	Community	13.8	8.0 miles	13 min
9	Birchdale Recreation Center	14730 Birchdale Avenue	Community	8.7	7.0 miles	12 min
9	Cloverdale Park	15150 Cloverdale Road	Community	30.2	7.0 miles	12 min
9	PWC Indoor Ice Arena	5180 Dale Boulevard	Community	7.2	3.2 miles	6 min
9	Sharron Baucom Dale City Rec Ctr.	14300 Minnieville Rd.	Community	30.9	6.0 miles	11 min
9	Turley Fields	14998 Birchdale Avenue	Community	5.0	7.0 miles	11 min
9	VEPCO Fields	14101 Mapledale Avenue	Community	9.4	4.0 miles	7 min.
9	Earl Cunard Park	12731 Ridgefield Village	Neighborhood	4.4	3.0 miles	5 min.
9	Harry Dawson Pk	13206 Hillendale Dr.	Neighborhood	9.6	5.0 miles	7 min.
9	John Jenkins Pk	13499 Hillendale Dr.	Neighborhood	21.9	4.4 miles	7 min.
9	Keytone Park	13449 Keytone Rd.	Neighborhood	13.9	3.7miles	6 min.
8	Howison Soccer	14817 Minnieville Rd.	Community	26.6	4.8 miles	7 min.
8	Ind. Hill Ball Fields	14811 Dumfries Road	Community	13.3	6.0 miles	8 min.
8	Brittany Park	4100 Exeter Drive	Neighborhood	5.7	8.0 miles	12 min.
7	Forest Green Golf	4500 Poa Annua Lane	Regional	374.4	13.0	20 min.
7	George Hellwig Park	14420 Bristow Road	Regional	134.2	13.0 miles	20 min.
7	Valley View Park	11930 Valley View	Regional	125.6	11.0 miles	18 min.

The inventory of park and recreation resources that meet the LOS standards (by park type) includes approximately 1,026.9 acres of county-owned parkland with a mix of both passive and active areas.

Neighborhood Park Analysis

As described in Prince William County’s Comprehensive Plan, neighborhood parks are smallest in size and primarily serve the neighborhood immediately adjacent to the park. The

desired level of service for new residential development is for future residents to be able to walk or bike to the park within 5 to 10 minutes, or drive to the park in less than 10 minutes. Neighborhood parks typically offer a variety of active or passive recreation opportunities, or a combination of both, in close proximity to residences and employment centers where population densities are higher. Size and amenities of the park depend on the characteristics and needs of the surrounding neighborhood. Generally, a neighborhood park will have a mix of 75% active and 25% passive space. While there exist some exceptions countywide, neighborhood parks are typically privately owned and operated by the developments they serve. Because several neighborhood parks exist within the level of service standards, capacity exists and no proffers will be calculated.

Community Park Analysis

Community parks serve larger geographic areas of the county and provide a variety of indoor and outdoor recreation facilities and park experiences. The desired level of service for new development is that future residents will be able to walk, or ride a bike, to a community park within 10 to 15 minutes, and/or drive to a community park within 20 minutes.

Community parks are typically between 20 and 100 acres in size and include a mix of amenities such as fields, courts, playgrounds, restrooms, and onsite parking. Unlike neighborhood parks, often privately-owned and operated, these larger community parks are owned and operated by the county.

There are nine community parks located within a 20-minute drive time of the proposed development. These parks include approximately 145.1 acres of parkland and numerous amenities. Anne Moncure Wall Park has baseball, basketball, tennis and playground facilities, plus a pavilion. The Birchdale Recreation Center has basketball courts, a playground, and a pavilion. Cloverdale Park has soccer and softball diamonds, a basketball court, two tennis courts, two playgrounds, and five pavilions. The PWC Indoor Ice facility contains two hockey arenas. The Sharron Baucom – Dale City Rec Center provides a swimming pool, two little league baseball diamonds, one playground, two pavilions, and horseshoe pits. Turley Fields has two little league baseball diamonds. VEPCO Fields provides three soccer fields. Howison Homestead Soccer Complex has three soccer fields, two playgrounds, and two pavilions. Independent Hill Ball Fields provides two football fields. All but the indoor ice arena provide restroom facilities. Future residents of the proposed development will be able to drive to any of these parks within the 10-to-20-minute LOS drive time standard. Because several community parks exist within the level of service standards, capacity exists and no proffer will be calculated.

Regional Park Analysis

Regional parks are larger parks that serve the county and provide a variety of larger-scale indoor or outdoor recreation facilities, or both, and facilities that are unique within the county. There are four regional parks located within a 20-minute drive time of the proposed development. These parks include approximately 826.3 acres of parkland that include a waterpark, an 18-hole regulation golf course, soccer fields, baseball, softball, and little league diamonds, pavilions, tennis and basketball courts, a playground, lake access, and an equestrian ring.

The Andrew Leitch Park / Waterworks is the closest regional park (2.6 miles) to the proposed development, located at 5301 Dale Boulevard. It is less than a 5-minute drive for future residents of the proposed development. It is a multi-purpose recreational facility that occupies 219.1 acres, providing a waterpark with bathhouse, lake access, 4.2 miles of hiking trails, a soccer field, baseball and softball diamonds, a basketball court, two playgrounds, and seven pavilions. Forest Green Golf Course, located at 4500 Poa Annua Lane, is an 18-hole regulation course (347.4 acres) that also provides two pavilions. George Hellwig Memorial Park (134.2 acres), located at 14420 Bristow Road, has eight soccer fields, baseball, softball, and little league diamonds, two basketball courts, three tennis courts, a playground, two pavilions, and a one-mile hiking trail. Valley View Park (125.6 acres), at 11930 Valley View Drive, provides an equestrian ring, lake access, 2.2 miles of hiking trails, six soccer fields, five softball diamonds, and one pavilion.

Since there are four regional parks located within the desired travel time of the proposed development, the level of service standard for travel time to a regional park is met; therefore, no monetary proffer is being calculated.

Linear/Greenway Parks

Linear/Greenway Parks/Trails are those parks established primarily for passive recreation, trail, or blueway purposes. These parks may contain cultural resources. The lands for these parks are typically along the county’s trail, greenway and stream corridors, although they may also follow designated bicycle and pedestrian corridors.

There are no acreage standards for this park type since these parcels are often constrained by topography, environmental/development restrictions, or land-use agreements such as easements. There is also no typical service area for this park type given that these parcels may extend across large distances.

Summary of Proffers to Mitigate Impact on Parks and Recreation

The total monetary contribution needed to mitigate the development’s impact on Prince William County Parks and Recreation is \$0.

Total proffer amount for PWC Parks and Recreation	
Neighborhood Parks	\$0
Community Parks	\$0
Regional Parks	\$0
Linear/Greenway Parks	Not applicable
Total	\$0

Transportation

The impacts of the project on the transportation network and the appropriate mitigation will be set forth in a separate Traffic Impact Analysis.

Summary

Summary of Phase I Analysis:

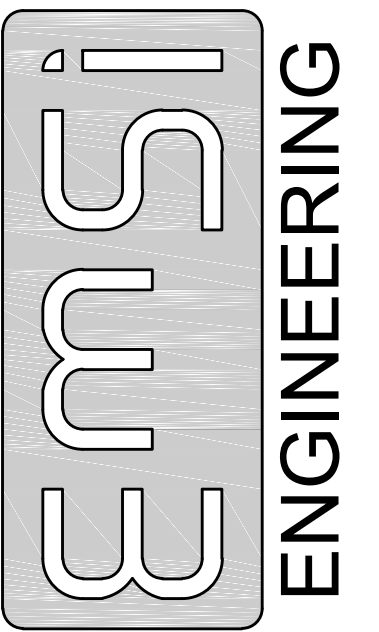
Schools:	Elementary School	\$0
	Middle School	\$0
	High School	\$6,000.00
Police:	Police	\$0
	Safety Training Center	\$0
Fire and Rescue:		\$0
Parks:		\$0

REZONING #2017-00008

12504 PURCELL ROAD

PRINCE WILLIAM COUNTY, VIRGINIA

JUNE, 2016



9110 Railroad Ave Suite 320A
Manassas Park VA 20111
Ph: (703) 257-0877
Fax: (703) 361-3798
www.emsienr.com

PROJECT COORDINATOR
TALAL A. HASSAN

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
LOT LINE	LOT LINE
OPEN SPACE	OPEN SPACE
EASEMENT LINE	EASEMENT LINE
EDGE PAVEMENT	EDGE PAVEMENT
CENTERLINE	CENTERLINE
FENCE LINE	FENCE LINE
GAS LINE	GAS LINE
WATER MAIN	WATER MAIN
BUILDINGS	BUILDINGS
RETAINING WALL	RETAINING WALL
EX. CONC. S/W	PROP. CONC. S/W
EX. C&G	CC-6 TRANS CC-6R
8" SAN	8" PVC
STORM SEWER	15" RCP
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
OVERHEAD TELEPHONE LINE	OVERHEAD TELEPHONE LINE
UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE
FLOODPLAIN	FLOODPLAIN
TREE LINE	TREE LINE
T.B.R. SAVE 30' OAK	TREES
392	92
392.2	392.2
SPOT ELEVATION	SPOT ELEVATION
LIMITS OF CLEARING & GRADING	LIMITS OF CLEARING & GRADING
BENCHMARK	BENCHMARK
MAJOR DRAINAGE DIVIDES	MAJOR DRAINAGE DIVIDES
MINOR DRAINAGE DIVIDES	MINOR DRAINAGE DIVIDES



VICINITY MAP
SCALE 1" = 1000'

PROPERTY INFORMATION

GPIN 7993-42-5999
12504 PURCELL ROAD
MANASSAS, VIRGINIA 20112

OWNER

PURCELL RD, LLC
9110 RAILROAD AVE, SUITE 320A
MANASSAS, VIRGINIA 20111

APPLICANT

PURCELL RD, LLC
9110 RAILROAD AVE, SUITE 320A
MANASSAS, VIRGINIA 20111

AREA TABULATION

GPIN 7993-42-5999=	56.3473 AC.
PURCELL ROAD DEDICATION=	1.4801 AC.
NEW ROADS DEDICATION=	2.8204 AC.
OPEN SPACE=	19.8542 AC.
NET LOT AREA=	32.1926 AC.

SHEET LIST TABLE	
SHEET TITLE	NUMBER
COVER SHEET	1
EXISTING FEATURES PLAN	2
GENERAL DEVELOPMENT PLAN 1 ACRE LOTS	3
GENERAL DEVELOPMENT PLAN OVERLAY	4
DETAILS	5

NOTES

- THE PROPERTY SHOWN HEREON IS LOCATED AT 12504 PURCELL ROAD AND PRINCE WILLIAM COUNTY ASSESSMENT GPIN 7993-42-5999. GPIN 7993-42-5999 AREA= 56.3473 AC.
- THE PROPERTY IS OWNED BY: PURCELL RD, LLC 9110 RAILROAD AVE, SUITE 320A MANASSAS, VIRGINIA 20111 INSTR#: 201606030041718 3. EXISTING ZONE: A-1 PROPOSED ZONE: SR-1
- EXISTING USE: VACANT PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- MINIMUM REQUIRED LOT WIDTH= 100 FT [PER SR-1 ZONE]
- MAXIMUM ALLOWABLE BUILDING HEIGHT= 35 FT. [PER SR-1 ZONE] PROPOSED BUILDING HEIGHT= 35 FT. MAX
- MINIMUM YARD REQUIREMENTS
FRONT YARD: 35 FT. [PER SR-1 ZONE]
SIDE YARD: 10 FT. [PER SR-1 ZONE] 20 FT. [CORNER LOTS PER SR-1 ZONE]
REAR YARD: 25 FT. [PER SR-1 ZONE]
PRINCIPLE STRUCTURE SETBACK: 50 FT. FROM RPA [PER DCSM 741.04(B)(3)]
- MAXIMUM DENSITY= 1 DWELLING UNIT/ACRE [PER SR-1 ZONE]
PROPOSED DENSITY= (22 D.U./56.3473 AC)= ±0.39 DWELLING UNITS/ACRE
OR 2.56 ACRES / DWELLING UNIT
AVERAGE LOT SIZE 1.4241 ACRES
- OPEN SPACE REQUIRED= N/A [PER SR-1 ZONE]
PROPOSED OPEN SPACE= 20.7176 AC (36.77%)
- MAXIMUM LOT COVERAGE ALLOWED= 25% [PER SR-1 ZONE]
- BOUNDARY IS A FIELD SURVEY FROM A PLAT ENTITLED BOUNDARY SURVEY ON THE PROPERTY OF PURCELL RD LLC DATED 12-23-2018, BY SCHOOLS AND TOWNSEND P.C. MERIDIAN IS VCS GRID NORTH.
- NO TITLE REPORT FURNISHED. SITE SUBJECT TO ENCUMBRANCES OF RECORD.
- THERE ARE NO VISIBLE GRAVESITES OR BURIAL GROUNDS LOCATED ON THIS PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS/TOXIC SUBSTANCES OR WASTE AND/OR PETROLEUM PRODUCTS TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON-SITE.
- SOLID WASTE SHALL BE COLLECTED BY PRIVATE COLLECTOR TWICE WEEKLY.
- ALL SIGNAGE SHALL MEET PRINCE WILLIAM COUNTY SIGN ORDINANCE AND LATEST DCSM.
- THIS SITE IS LOCATED WITHIN A FLOOD HAZARD OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN A HISTORIC OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN AN AIRPORT SAFETY OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN A REDEVELOPMENT OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN A TECHNOLOGY OVERLAY DISTRICT.
- THIS SITE IS LOCATED WITHIN A DOMESTIC FOWL OVERLAY DISTRICT.
- THIS SITE IS LOCATED WITHIN A CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN AN AGRICULTURAL AND FORESTAL DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN A HISTORIC SENSITIVITY AREA.
- THIS SITE IS NOT LOCATED WITHIN A PREHISTORIC SENSITIVITY AREA.
- THIS SITE IS NOT LOCATED WITHIN THE RURAL CRESCENT.
- THIS SITE IS LOCATED WITHIN THE OCCOQUAN RIVER WATERSHED.
- THIS SITE IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AND FLOOD ZONE 'A' (NO BASE FLOODS DETERMINED) AS SHOWN ON F.I.R.M. MAP NO. 51153C0191D, PANEL 191 OF 330, DATED JANUARY 5, 1995.
- LOTS WILL BE SERVED BY PRIVATE WELLS AND PRIVATE ON LOT SEPTIC SYSTEMS.
- PURCELL ROAD IS CLASSIFIED AS A MAJOR COLLECTOR PER THE PRINCE WILLIAM COUNTY COMPREHENSIVE PLAN THOROUGHFARE PLAN MAP.
- ENTRANCE SIGNAGE/LANDSCAPE FEATURE SHALL BE MONUMENT-STYLE, WITH BRICK OR STONE BASE AND LOW-GROWTH LANDSCAPING AT THE BASE. ANY SUBDIVISION SIGNAGE SHALL REQUIRE SIGN PERMIT APPROVAL, MEET ZONING REGULATIONS, NOT EXCEED 10 FEET IN HEIGHT AND BE CONTEXT-SENSITIVE TO SURROUNDING AREA.
- OPEN SPACE AREAS DEPICTED ON THESE PLANS WILL FORM A CONSERVATION EASEMENT TO BE OWNED AND MAINTAINED BY A QUALIFIED ORGANIZATION OR THE HOME OWNERS

ASSOCIATION FOR THIS COMMUNITY.

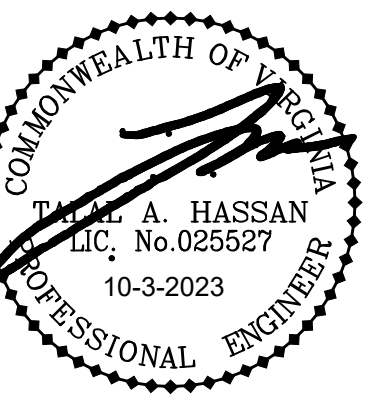
- THE PROPOSED INTERNAL ROADS WILL BE PUBLIC ROADS AND PLANNED FOR ACCEPTANCE INTO THE STATE SYSTEM.
- PRINCE WILLIAM COUNTY WAIVER WAI2022-00048 HAS BEEN GRANTED TO WAIVE THE REQUIREMENTS OF DCSM 601.01.C REQUIRING AN INTER-PARCEL CONNECTION TO SILENT WOLF DRIVE.
- THE RESIDENTIAL STREET LIGHTING WILL MEET A 0.5 FOOT CANDLE MINIMUM MAINTAINED LIGHTING LEVEL. SHRUBS AND TREES WILL NOT INTERFERE WITH SECURITY LIGHTING OR COMMON OBSERVATION FROM THE STREETS OR BUILDINGS.
- ANY PROPOSED SHRUBS SHALL BE TRIMMED TO 3 FEET AND THAT LOWER BRANCHES OF PROPOSED TREES ARE TO BE PRUNED TO 6-8 FEET OFF THE GROUND. LANDSCAPING AND FENCING SHALL BE DESIGNED SO NOT TO CREATE HIDING SPOTS FOR CRIMINALS AND ANY FENCING PROPOSED SHALL BE ATTRACTIVE AND DURABLE. LIGHTING SHOULD BE CONSIDERED IN ANY LANDSCAPE DESIGN FOR SECURITY AND AESTHETICS.
- NO OILS, FUELS, ANTI-FREEZE, SOLVENTS OR OTHER POLLUTANTS OR FLAMMABLE SUBSTANCES SHALL BE DISCHARGED INTO THE PUBLIC SEWER SYSTEM.
- THE LOT AND OPEN SPACE LAYOUT, ROADS AND TRAIL ALIGNMENT, LIMIT OF CLEARING AND GRADING AND THE LOCATION OF STORM WATER MANAGEMENT FACILITIES MAY BE REVISED IN ACCORDANCE WITH FINAL ENGINEERING.

SOILS DATA

MAP SYMBOL	SOIL NAME	SOIL SLOPE	HYDRIC SOIL	HSG	NATURAL DRAINAGE CLASS	K FACTOR	HAZARD OF OFF ROAD EROSION
15A	COMUS LOAM	0-2%	YES	B	WELL	0.43	SLIGHT
23C	GAILA SANDY LOAM	7-15%	NO	B	WELL	0.24	SEVERE
23D	GAILA SANDY LOAM	15-20%	NO	B	WELL	0.24	SEVERE
23E	GAILA SANDY LOAM	25-50%	NO	B	WELL	0.32	VERY SEVERE
24B	GLENELG-BUCKHALL COMPLEX	2-7%	NO	B	POOR	0.43	MODERATE
24C	GLENELG-BUCKHALL COMPLEX	7-15%	NO	B	WELL	0.28	SEVERE
27A	HATBORO-ODORUS COMPLEX	0-2%	YES	B/D	WELL	0.28	SLIGHT
38B	MEADOWVILLE LOAM	0-5%	YES	A	WELL	0.28	MODERATE

COVER SHEET
12504 PURCELL ROAD
 REZONING #RE2017-00008, PURCELL ROAD REZONING
 OCCOQUAN DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT NO.
VAPW-01



PLAN STATUS

10-3-2023	PLANNER COMMENT
8-14-2023	WISHED COMMENTS
1-18-2023	VDOT LOS COMMENT
12-28-2022	VDOT LOS COMMENT
11-16-2022	PWC COMMENTS
11-12-2021	PWC COMMENTS
8-19-2021	VDOT LOS COMMENT
4-6-2021	REV SEPTICS AND LOTS
4-12-2019	REV LAYOUT, ADD SEWER

DATE	DESCRIPTION
DLF DESIGN	DLF DRAWN
TJH	CHECKED

SCALE H: 1"=1000'
V: N/A

JOB No.
DATE: JUNE 29, 2016
FILE No. VAPW-01

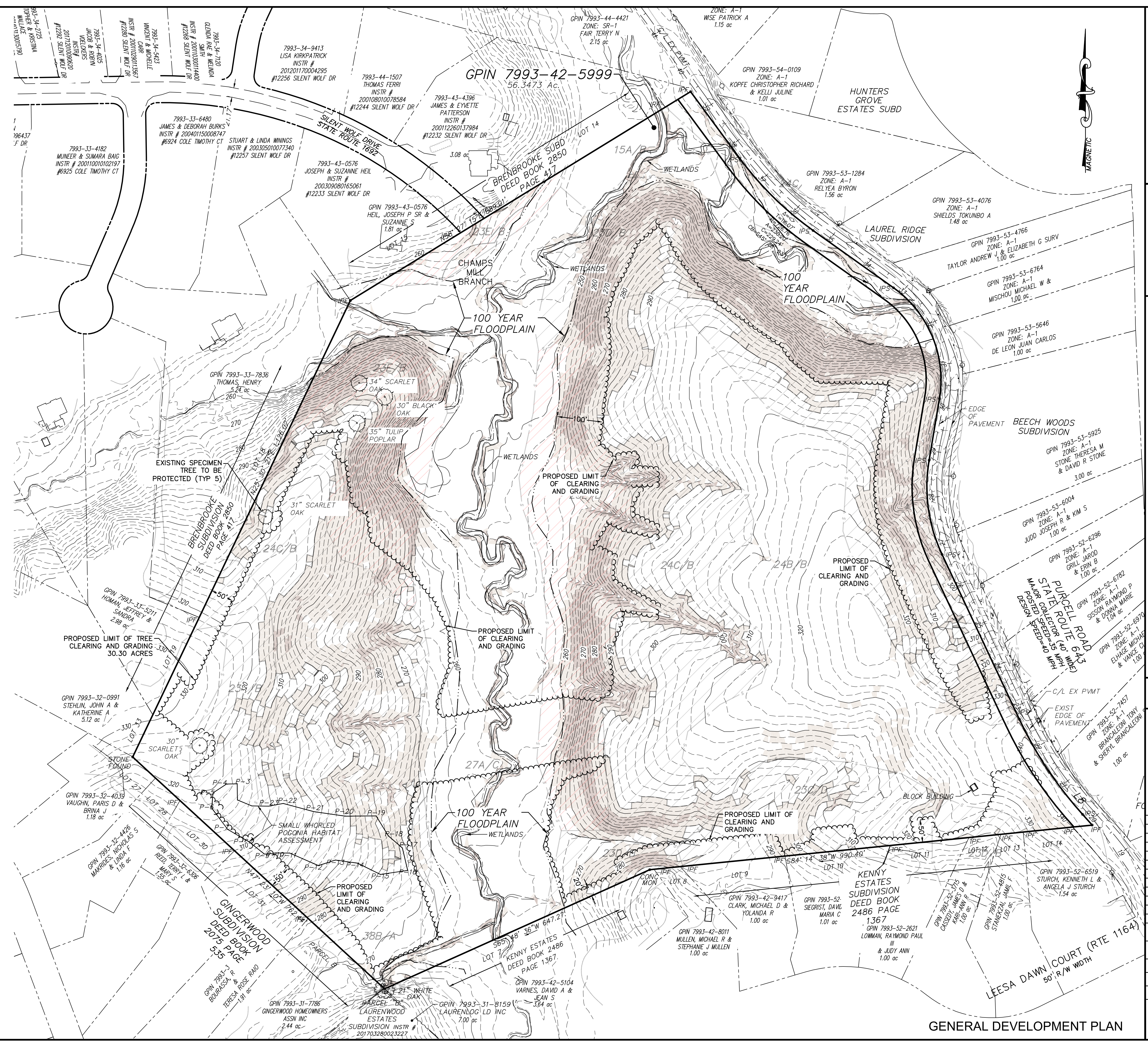
SHEET 1 of 5

GENERAL DEVELOPMENT PLAN

PLAN STATUS	
10-3-2023	PLANNER COMMENT
8-14-2023	WISHED COMMENTS
1-18-2023	VDOT LOS COMMENT
12-28-2022	VDOT LOS COMMENT
11-16-2022	PWC COMMENTS
11-12-2021	PWC COMMENTS
8-19-2021	VDOT LOS COMMENT
4-6-2021	REV SEPTICS AND LOTS
4-12-2019	REV LAYOUT, ADD SEWER
DATE	DESCRIPTION
DLF DESIGN	DLF DRAWN
	TJH CHECKED
SCALE: H: 1"=100' V: N/A	
JOB No.	
DATE: JUNE 29, 2016	
FILE No. VAPW-01	

ENVIRONMENTAL CONSTRAINTS SUMMARY		
FEATURE	AREA (acres)	PERCENT OF SITE
SITE AREA	56.3473	100
SLOPES 15-25%	11.9039	21
SLOPES 25% AND ABOVE	6.6359	12
FLOODPLAIN	13.1111	23
RESOURCE PROTECTION AREA	14.5760	26
ERODIBLE SOILS	33.2217	59
ENVIRONMENTAL RESOURCE AREA (ER)	31.9340	57

NOTE:
ENVIRONMENTAL RESOURCE AREA IS COMPRISED OF ALL 100-YEAR FLOODPLAINS, RESOURCE PROTECTION AREAS, AREAS WITH 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, WETLANDS, AND CRITICALLY ERODIBLE SHORELINES AND STREAM BANKS.



LEGEND

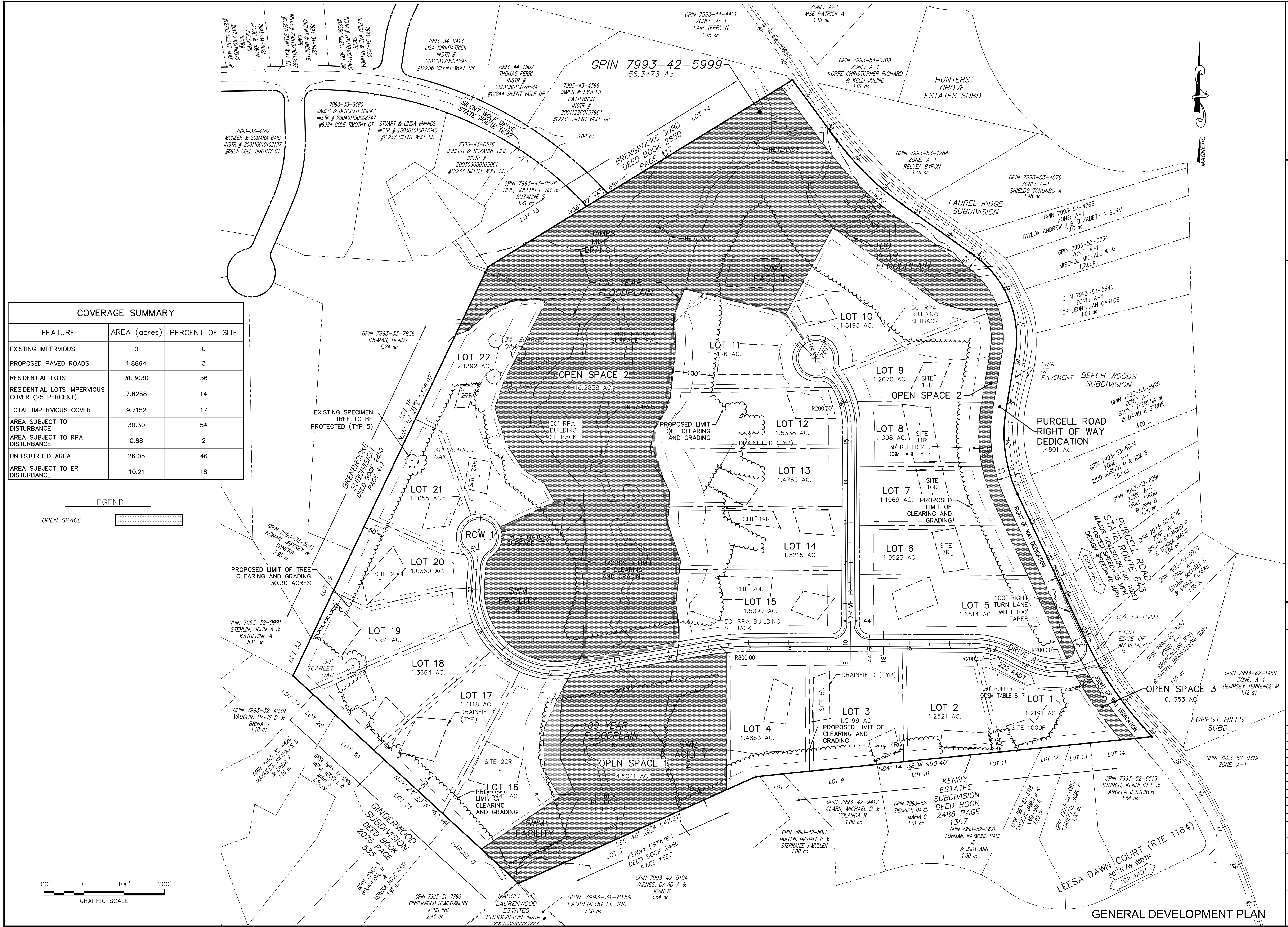
- RPA: [Cross-hatched pattern]
- FLOODPLAIN: [Dotted pattern]
- STEEP SLOPES 15 TO 25 %: [Diagonal lines]
- STEEP SLOPES OVER 25 %: [Solid grey]
- ERODIBLE SOILS: [Diagonal lines]
- SOIL TYPE BOUNDARY: [Dashed line]
- LIMIT OF CLEARING AND GRADING: [Wavy line]
- ENVIRONMENTAL RESOURCE AREA (ER): [Thick solid line]

SYMBOL/HSG

GRAPHIC SCALE: 0, 100', 200'

GENERAL DEVELOPMENT PLAN

PLAN STATUS	
10-3-2023	PLANNER COMMENT
8-14-2023	W'SHED COMMENTS
1-18-2023	VDOT LOS COMMENT
12-28-2022	VDOT LOS COMMENT
11-16-2022	PWC COMMENTS
11-12-2021	PWC COMMENTS
8-19-2021	VDOT LOS COMMENT
4-6-2021	REV SEPTICS AND LOTS
4-12-2019	REV LAYOUT, ADD SEWER
DATE	DESCRIPTION
DLF DESIGN	DLF DRAWN
	TJH CHECKED
SCALE: H: 1"=100'	
V: N/A	
JOB No.	
DATE: JUNE 29, 2016	
FILE No. VAPW-01	
SHEET 3 of 5	



GENERAL DEVELOPMENT PLAN

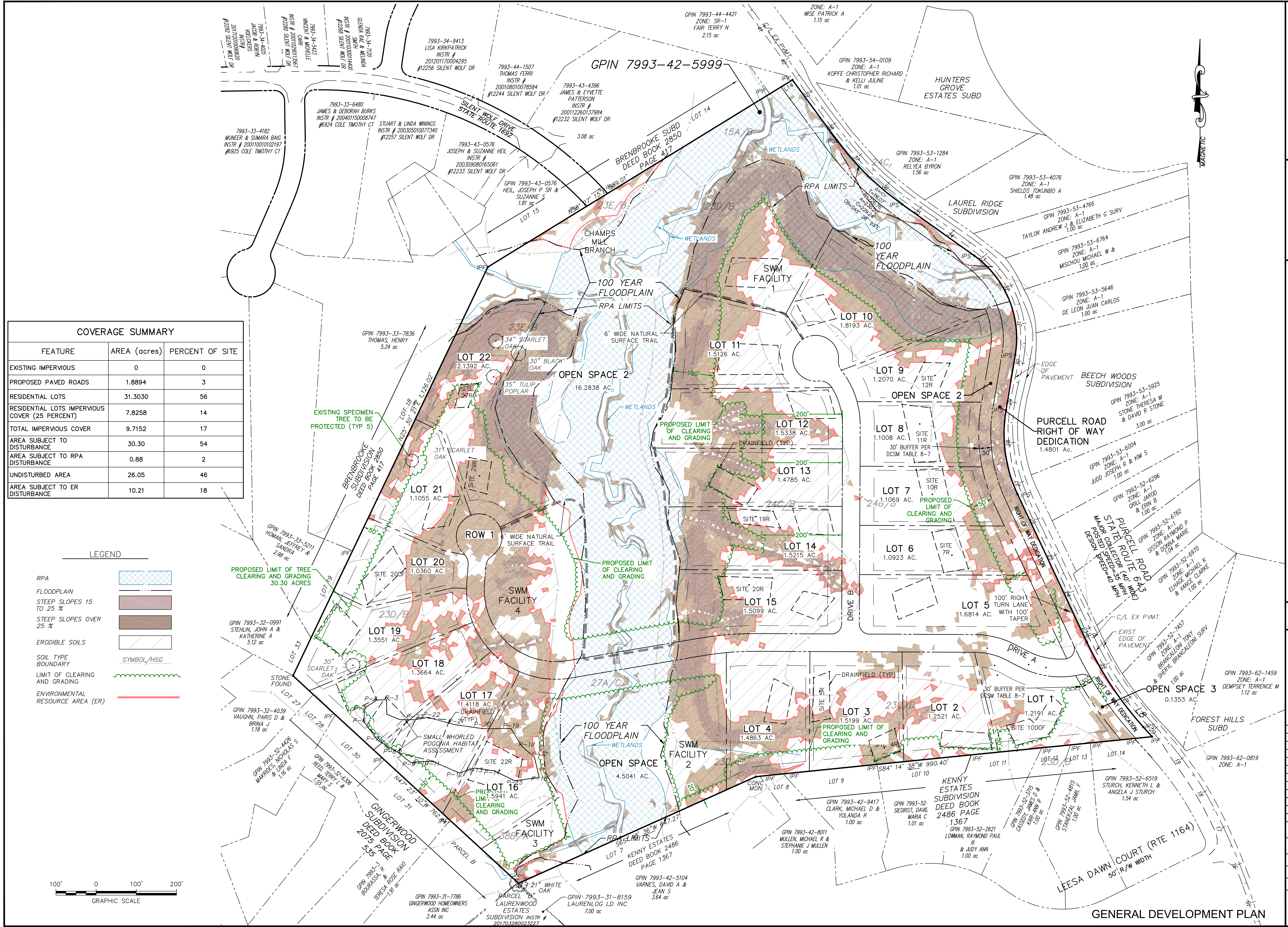
PLAN STATUS	
10-3-2023	PLANNER COMMENT
8-14-2023	W'SHD COMMENTS
1-18-2023	VDOT LOS COMMENT
12-28-2022	VDOT LOS COMMENT
11-16-2022	PWC COMMENTS
11-12-2021	PWC COMMENTS
8-19-2021	VDOT LOS COMMENT
4-6-2021	REV SEPTICS AND LOTS
4-12-2019	REV LAYOUT, ADD SEWER
DATE	DESCRIPTION
DLF	DLF
DESIGN	DRAWN
	TJH
	CHECKED

SCALE: H: 1"=100'
V: N/A

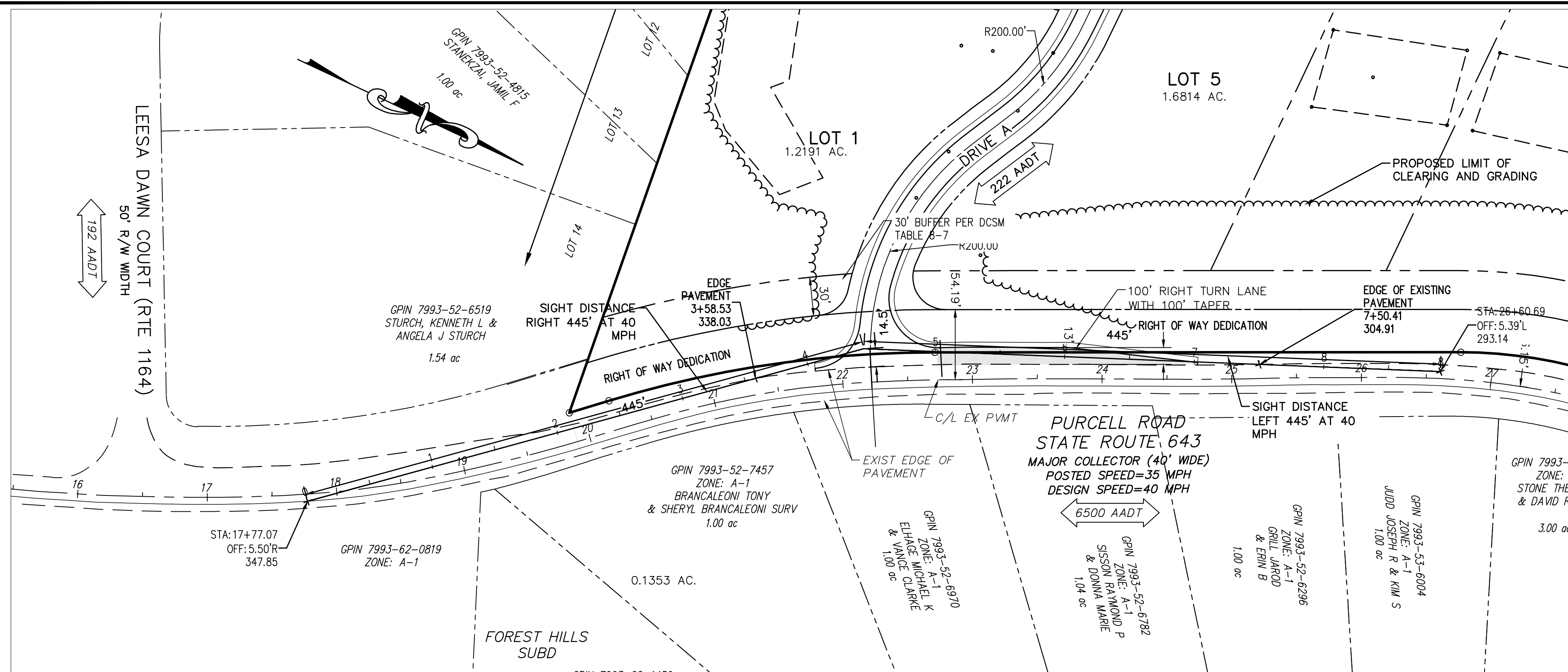
JOB No.

DATE: JUNE 29, 2016

FILE No. VAPW-01



GENERAL DEVELOPMENT PLAN



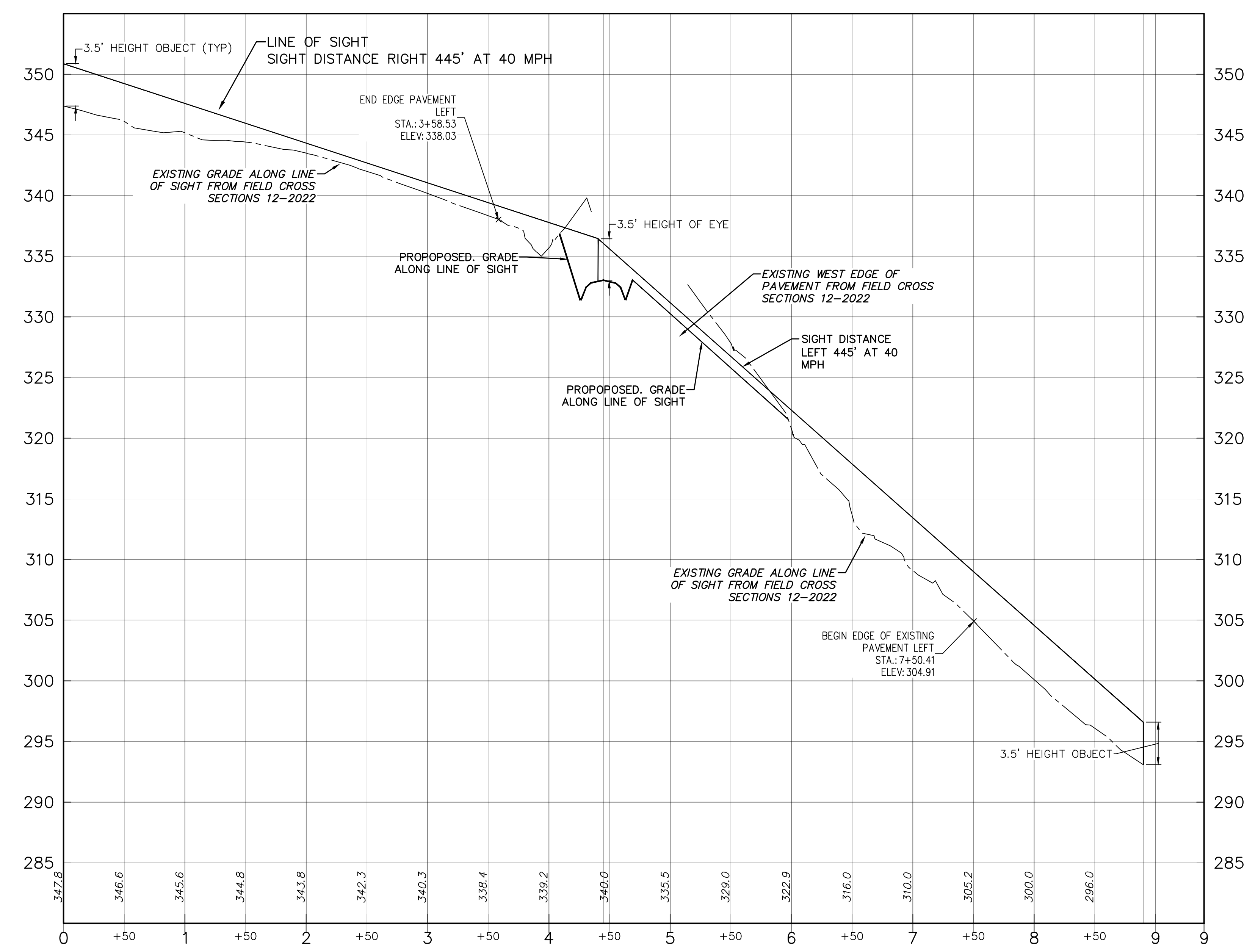
GEOMETRIC DESIGN STANDARDS FOR RESIDENTIAL AND MIXED USE SUBDIVISION STREETS (GS- SSAR)
TABLE 2 – SHOULDER AND DITCH SECTION

PROJECTED TRAFFIC VOLUME (ADT)	MINIMUM DESIGN SPEED (MPH) (NOT POSTED SPEED)	HORIZONTAL AND VERTICAL CONTROLS				SHOULDER AND DITCH ROADWAYS				
		Maximum 2:1 Cut or Fill Slope				Minimum ditch width (front slope) should be 4 feet or greater, based on slopes of 3:1 or flatter (Gentler slopes promote homeowner maintenance of ditches)				
		CURVE DATA		MINIMUM SIGHT DISTANCE		MINIMUM PAVEMENT WIDTH		MIN. TOTAL WIDTH OF SHOULDER (ft)		
MINIMUM CENTERLINE RADIUS (ft)	SUPER-ELEV.	MAXIMUM % GRADE	STOPPING (ft)	INTER-SECTION (ft)	NO PARKING (ft)	PARKING 1 SIDE (ft)	PARKING BOTH SIDES (ft)			
UP TO 2000	25	200'	NONE	NOTE (6)	155'	280'	24' (1)(11)	24' (1)	29' (1)	6'
2001 TO 4000	30	335'	NONE	NOTE (7)	200'	335'	26' (10)	31' (10)	36' (10)	8'

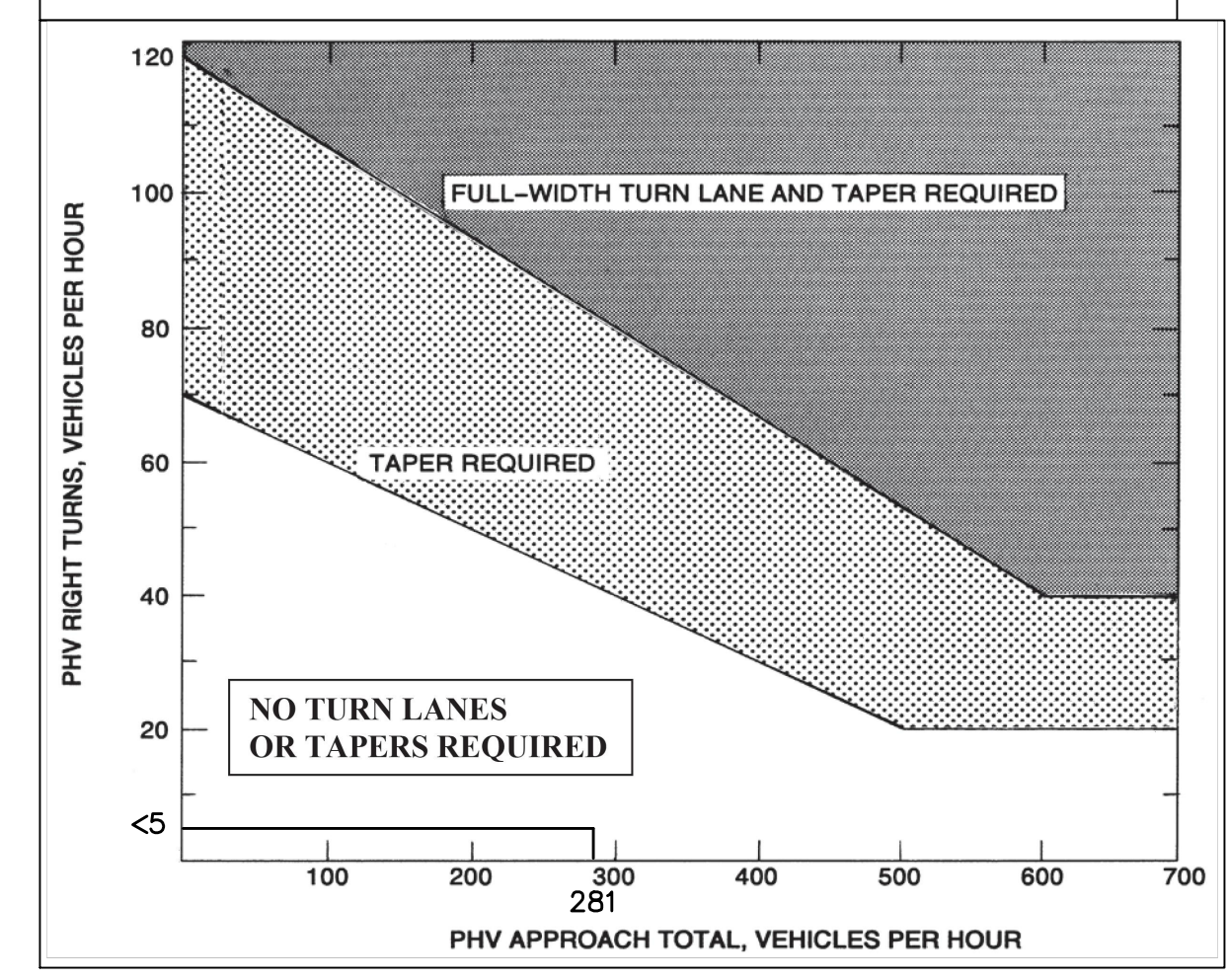
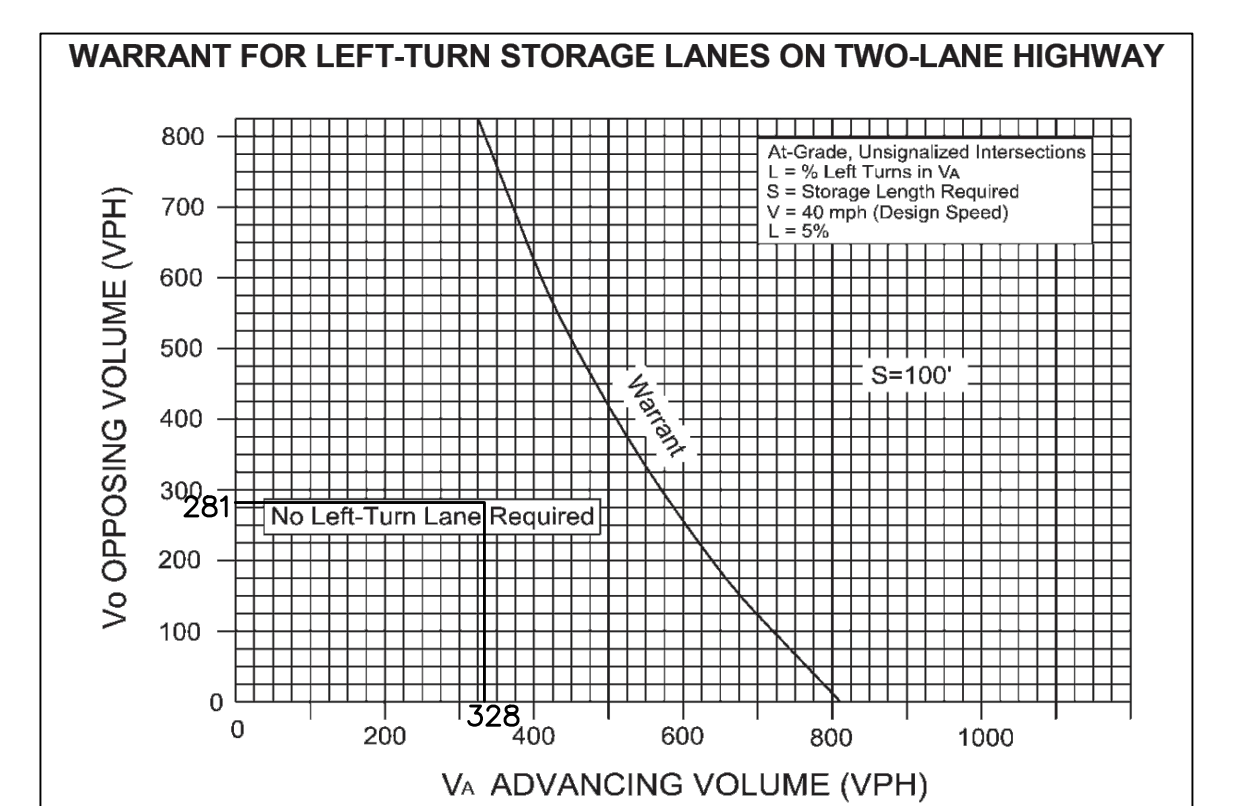
Notes:
For streets with volumes over 4000 or serving heavy commercial or industrial traffic, use the appropriate geometric design standard. (see VDOT's Road Design Manual)
The roadway with the highest volume will govern the sight distance.
Right of Way requirements can be found in Section B-4.1 Right Of Way
For volumes 2001 - 4000 vpd, design criteria for the Collector functional class was utilized to determine minimum design values.
Lower design speeds (and street widths) may be utilized provided they are designed in accordance with the AASHTO Green Book or AASHTO's Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT<400). The designer should coordinate with VDOT in advance of design (e.g. sketch plan stage) if this alternative criteria is being utilized.
If 20 mph minimum design speed is utilized, a 20 mph advisory speed limit sign shall be posted along with any other horizontal or vertical curve warning signs as warranted.
An engineering speed study sealed and signed by a licensed professional engineer, using VDOT's standard speed study report, must be provided by the developer and approved by VDOT for any roads posted at other than the statutory speed limit and planned for acceptance into the state system.

Rev.1/12

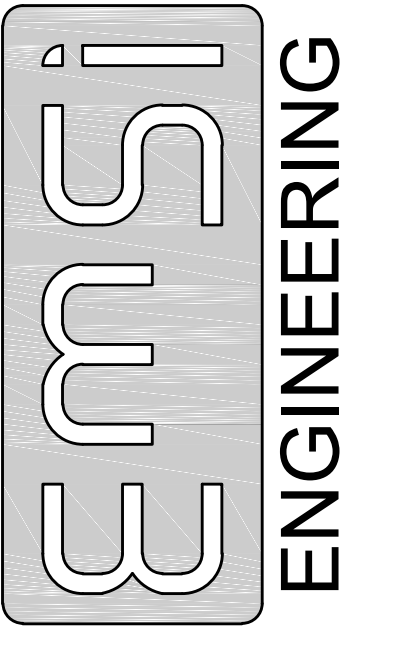
ENTRANCE SIGHT DISTANCE
STA 0+00 TO STA 9+40



TURN LANE WARRANTS		
ITEM	VALUE	UNITS
AADT	6500	VPD
AAWDT	6900	VPD
DIRECTION FACTOR	0.5385	
K FACTOR	0.0883	
PEAK VOLUME	609	VPH
ADVANCING PEAK VOLUME	328	VPH
OPPOSING PEAK VOLUME	281	VPH
DESIGN SPEED	40	MPH
MAXIMUM DEVELOPMENT TRIPS	222	VPD
MAXIMUM DEVELOPMENT PEAK TRIPS	20	VPH
MAXIMUM DEVELOPMENT PEAK INBOUND	10	VPH
MAXIMUM DEVELOPMENT PEAK INBOUND LEFT TURNS	5	VPH
MAXIMUM DEVELOPMENT PEAK INBOUND RIGHT TURNS	5	VPH
MAXIMUM PERCENT PEAK LEFT TURNS	1.6	%



GENERAL DEVELOPMENT PLAN

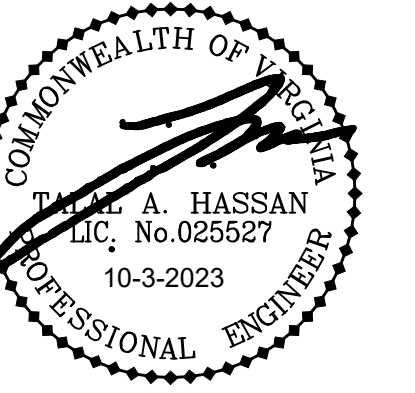


9110 Railroad Ave Suite 320A
Manassas Park VA 20111
Ph: (703) 257 - 0877
Fax: (703) 361 - 3798
www.emsieng.com

PROJECT COORDINATOR
TALAL A. HASSAN

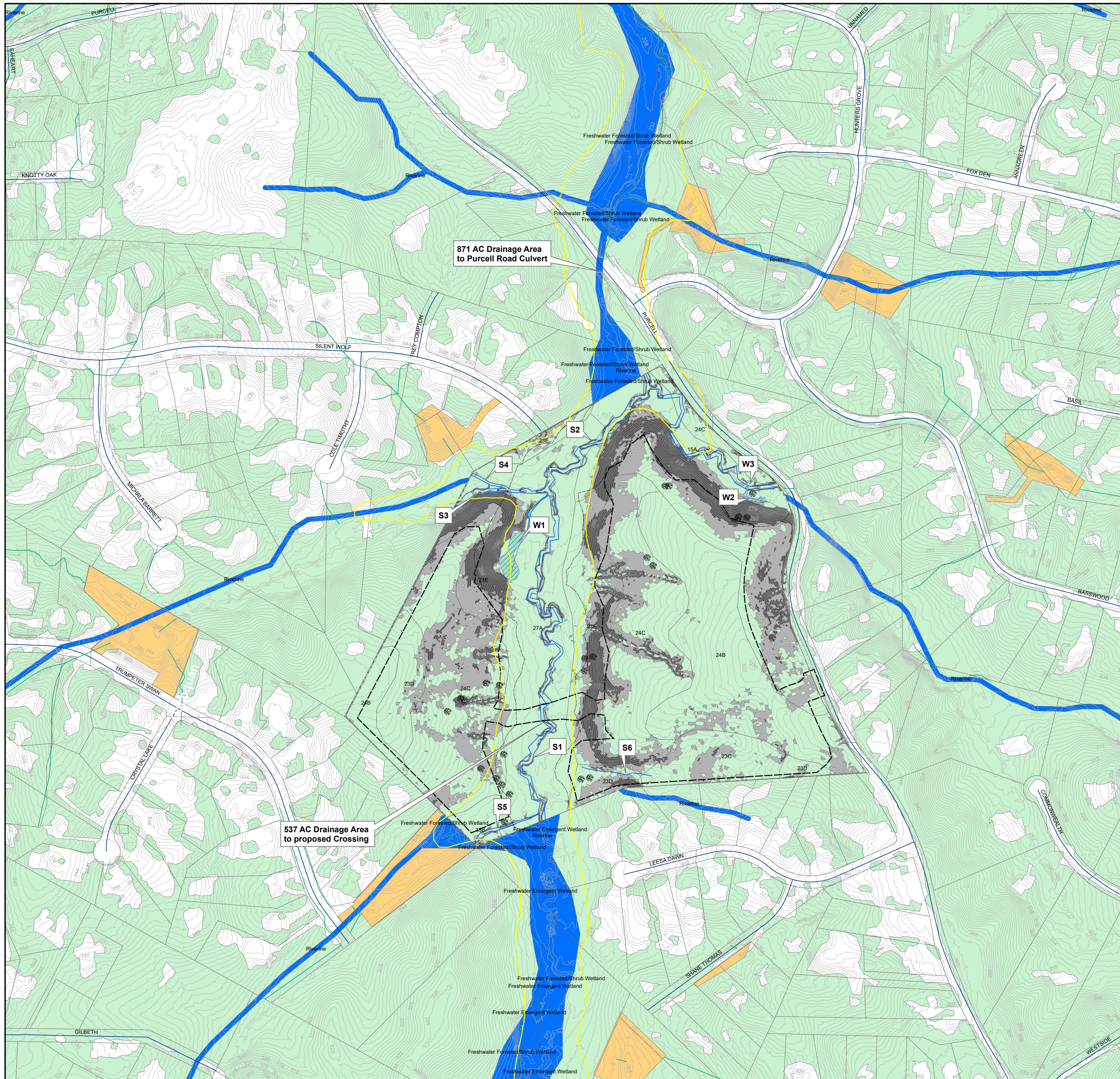
DETAILS
12504 PURCELL ROAD
REZONING #REZ2017-00008, PURCELL ROAD REZONING
OCCOQUAN DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT NO.
VAPW-01



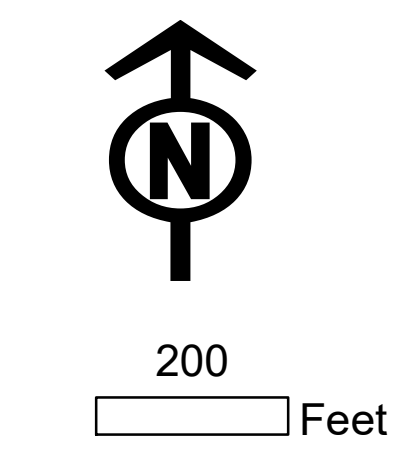
PLAN STATUS	
10-3-2023	PLANNER COMMENT
8-14-2023	W'SHED COMMENTS
1-18-2023	VDOT LOS COMMENT
12-28-2022	VDOT LOS COMMENT
11-16-2022	PWC COMMENTS
11-12-2021	PWC COMMENTS
8-19-2021	VDOT LOS COMMENT
4-6-2021	REV SEPTICS AND LOTS
4-12-2019	REV LAYOUT, ADD SEWER
DATE	DESCRIPTION
DLF DESIGN	DLF DRAWN
	TJH CHECKED
SCALE: H: 1" = 60'	
V: 1" = 6'	
JOB No.	
DATE: JUNE 29, 2016	
FILE No. VAPW-01	

SHEET 5 of 5



Purcell Summary of Delineation of Waters of the U.S.

Stream	Stream Type	LINEAR FT. of Stream
S1	Perennial	975.84
S2	Perennial	2559.26
S3	Intermittent	590.46
S4	Intermittent	156.58
S5	Intermittent	296.34
S6	Ephemeral	292.45
Stream Total		4870.93
Wetland	Wetland Type	Acree of Wetland
W1	PFO	0.268
W2	PFO	0.034
W3	PFO	0.004
Wetland Total		0.306



Legend

- LOC
- streams
- Wetlands
- 25% + Slopes
- 15 to 25 % Slopes
- NWI Adjacent
- SWM Facilities
- Champion Trees
- Contours
- Soils
- Vegetation
- Parcels
- Road Center Line
- RPA Line
- Zone A FEMA Flood Hazard
- SWM Lines

GENERAL NOTES:

PROPERTY INFORMATION

GEOGRAPHIC PARCEL IDENTIFICATION NUMBER G.P.I.N.:
7993-42-5999-000

OWNER OF RECORD:
Purcell Road, LLC.

ADDRESS:

12504 PURCELL ROAD

- CURRENT ZONING IS A-1, AGRICULTURE
- CURRENT COMPREHENSIVE PLAN LAND USE IS SEMI-RURAL RESIDENTIAL. THE PRIMARY USES OF THE RESIDENTIAL LAND USE INCLUDES THE DEVELOPMENT OF 29 LOTS FOR SINGLE-FAMILY DETACHED DWELLINGS, WITH A ONE ACRE MINIMUM LOT AREA.
- SITE AREA: 55 ACRES
- BOUNDARY INFORMATION AND SOIL MAPPING TAKEN FROM PRINCE WILLIAM COUNTY GIS MAPPING
- TOPOGRAPHY SHOWN HEREON TAKEN FROM PRINCE WILLIAM COUNTY GIS MAPPING. CONTOUR INTERVAL IS 2 FEET.
- THE SITE IS AFFECTED BY A 100-YR FLOODPLAIN. THE PROPERTY IS LOCATED IN ZONE A (AREAS DETERMINED TO BE WITHIN 100-YR FLOODPLAIN). FLOODPLAIN INFORMATION DETERMINED IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51153C0191D, EFFECTIVE DATE: JANUARY 5, 1995.

ENVIRONMENTAL NOTES:

- THE SITE PER PASA PLAN NUMBER ASP2017-00010R00502 DOES CONTAIN AN RPA.
- THERE ARE AREAS WITH SLOPES OF 15% OR GREATER ON THIS SITE. APPROXIMATELY 35 PERCENT OF THE SITE HAS SLOPES GREATER THAN 15%.
- THE EXISTING SITE CONSISTS OF APPROXIMATELY 0.006 ACRES OF IMPERVIOUS AREA AND 55+ ACRES OF PERVIOUS AREA. THE PROPOSED PERCENTAGE ESTIMATES OF IMPERVIOUS SURFACES FOR CONSTRUCTION OF HOMES AND ASSOCIATED INFRASTRUCTURE ARE 8.05ACRES OR 25% OF IMPERVIOUS SURFACES WITH 75% PERVIOUS SURFACE.
- CLEARING LIMITS ARE SHOWN.
- THE VIRGINIA DEPARTMENT OF GAME AND INLAND FISHERIES (VDGIF) ONLINE REVIEW OF THE DGIF VAFWIS DATABASE NOTES THAT THERE ARE CURRENTLY NO DOCUMENTED OCCURRENCES OF THREATENED OR ENDANGERED SPECIES IN THE PROJECT AREA. THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCR) FOUND THAT THERE WAS POTENTIAL MODERATE HABITAT ON THE EASTERN SIDE OF CHAMPS MILL AND IDEAL TO MODERATE HABITAT ON THE WESTERN SIDE OF CHAMPS MILL. DUE TO THE POTENTIAL FOR THIS SITE TO SUPPORT THIS SPECIES, DCR RECOMMENDS AN INVENTORY BY A QUALIFIED INDIVIDUAL IN THE SPRING OF 2017. SMALL WORLDED POGONIA SURVEY WAS CONDUCTED IN JUNE 2017 WITH NO SPECIES FOUND. THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES NOTED NO ARCHEOLOGICAL OR ARCHITECTURAL RESOURCES WITHIN THE SITE AREA. THE PWC OF PLANNING CONDUCTED A CULTURAL RESOURCE ASSESSMENT AND RECORD CHECK FOR THE SITE. THE RESPONSE FROM PWC INDICATES THAT "THERE IS A MEDIUM TO HIGH POTENTIAL FOR FINDING ARCHEOLOGICAL SITES AND OR HISTORIC STRUCTURES ON THE PROJECT AREA, THEREFORE, A PHASE I CULTURAL RESOURCES SURVEY MUST BE SUBMITTED WITH REZONING AND SPECIAL USE PERMIT APPLICATIONS PER SECTION 32-700.20(9) AND 32-700.50(3)(A) OF THE ZONING ORDINANCE." ON AUGUST 28, 2016, A PHASE I ARCHEOLOGICAL STUDY WAS CONDUCTED ON THE SITE. COUNTY COMMENTS REQUESTED PHASE II ARCHEOLOGICAL EVALUATION OF ARCHAEOLOGY SITE 44PW0022.
- BASED ON FEMA FIRM MAPS, THERE IS 100-YR FLOODPLAINS EXISTING ON THIS SITE.
- THERE IS NO POTENTIAL FOR MARINE CLAYS TO BE LOCATED ON THE SITE AREA.
- A WATERS OF THE U.S. (WOUS) DELINEATION WAS CONDUCTED BY VV&W IN APRIL AND OCTOBER OF 2015. THE DELINEATION IDENTIFIED THREE INTERMITTENT STREAMS AND TWO PERENNIAL STREAMS WITHIN THE SITE AREA. THE DELINEATION RECEIVED CONCURRENCE FROM THE U.S. ARMY CORPS OF ENGINEERS ON DECEMBER 28, 2016 (nao-2016-02194). IN ADDITION, BOTH A PFD (16-00066R00502) AND A PASA (17-00010R00502) HAVE BEEN SUBMITTED AND APPROVED BY PRINCE WILLIAM COUNTY.
- ACCORDING TO THE FOREST COVER TYPES OF THE UNITED STATES AND CANADA, THE MAJOR FOREST COVER TYPE ON THE SITE IS OAK-HICKORY.
- THERE IS A RESOURCE PROTECTION AREA LOCATED ON THE SITE.
- THE TOTAL ACREAGE OF ER IS 30.955.

MAPPED SOILS INFORMATION FOR THE PURCELL PROPERTY

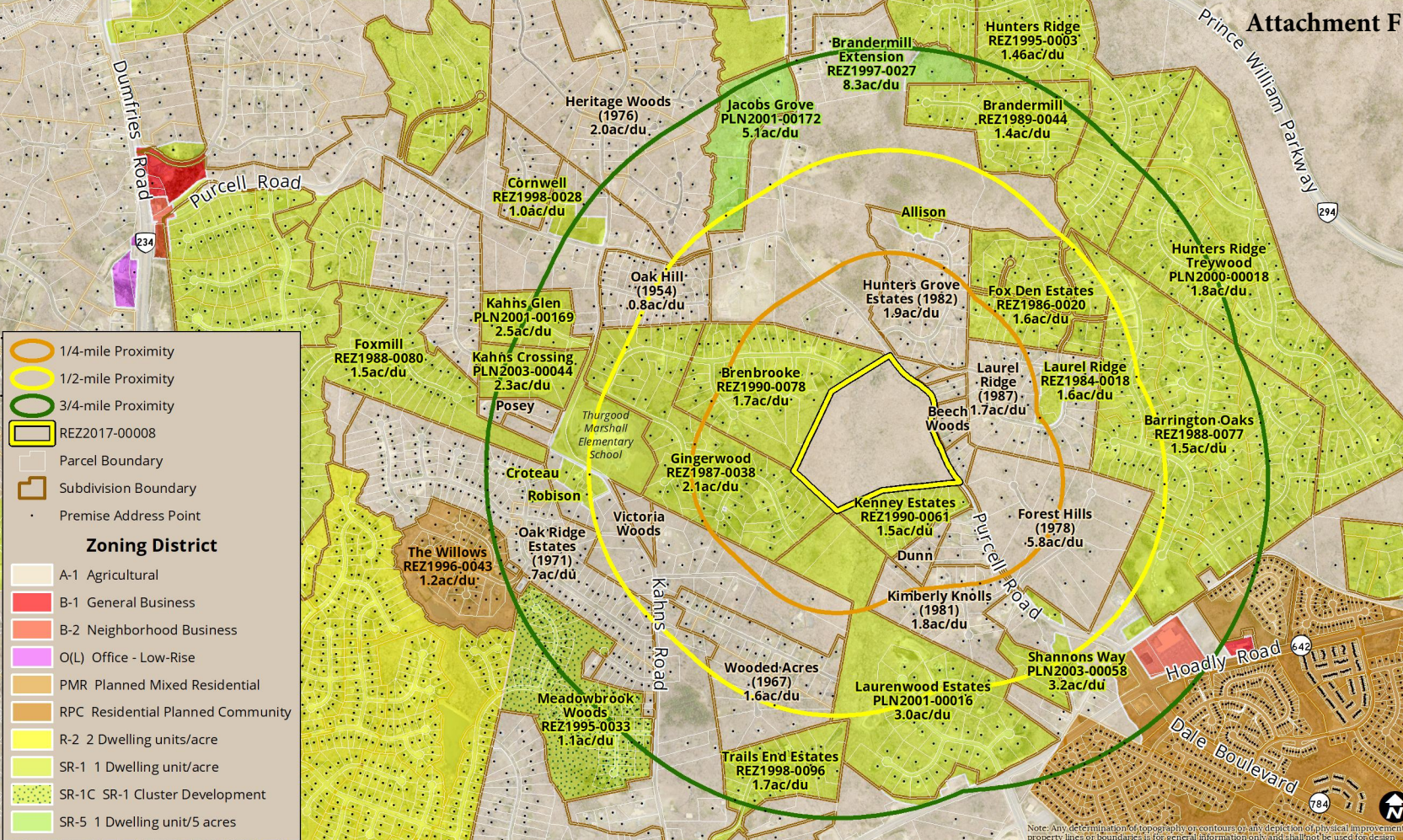
Map Symbol	Map Unit Name	Category	Erosion Hazard	Slope	Shrink-Swell	Depth to Bedrock
15A	Comus loam	3	Slight	0-2%	Low	60"+
24C	Glenelg-Buckhall complex	1	Severe	7-15%	Moderate	60"+
23E	Galla sandy loam	1	Severe	25-50%	Low	60"+
23D	Galla sandy loam	1	Severe	15-25%	Low	60"+
27A	Hatboro-Codorus complex	3	Slight	0-2%	Low	60"+
24B	Glenelg-Buckhall complex	1	Severe	2-7%	Moderate	60"+
23C	Galla sandy loam	1	Severe	7-15%	Low	60"+
38B	Meadowville loam, 0 to 5 percent slopes	3	Slight to Moderate	0-5%	Moderate	60"+

REVISIONS

Description	Date

Designed By	Drafted By
Checked By	Approved By

Date
May 11, 2021
Scale
1 inch = 200 feet
Parcel
7993-42-5999-000
SHEET 1 OF 1



○ 1/4-mile Proximity
○ 1/2-mile Proximity
○ 3/4-mile Proximity
 REZ2017-00008
 Parcel Boundary
 Subdivision Boundary
● Premise Address Point

Zoning District

- A-1 Agricultural
- B-1 General Business
- B-2 Neighborhood Business
- O(L) Office - Low-Rise
- PMR Planned Mixed Residential
- RPC Residential Planned Community
- R-2 2 Dwelling units/acre
- SR-1 1 Dwelling unit/acre
- SR-1C SR-1 Cluster Development
- SR-5 1 Dwelling unit/5 acres



Prince William County
PUBLIC SCHOOLS
Providing A World-Class Education

Prince William County School Board – Impact Statement

Date:	January 31, 2022		
Case Number:	REZ2017-00008		
Case Name:	PURCELL ROAD (4th Submission)		
Magisterial District:	Coles		
Description:	Rezone 55.03 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential		
Proffer Evaluation Category:	<input checked="" type="checkbox"/> Pre-2016	<input type="checkbox"/> 2016-2019	<input type="checkbox"/> Post-2019

Proposed Residential Rezoning (number of units)	Student Generation for Proposed Rezoning																				
<table border="1"> <thead> <tr> <th colspan="2">Housing Units Proposed</th> </tr> </thead> <tbody> <tr> <td>Single-Family</td> <td>22</td> </tr> <tr> <td>Townhouse</td> <td>0</td> </tr> <tr> <td>Multi-family</td> <td>0</td> </tr> <tr> <td>Total</td> <td>22</td> </tr> </tbody> </table>	Housing Units Proposed		Single-Family	22	Townhouse	0	Multi-family	0	Total	22	<table border="1"> <thead> <tr> <th colspan="2">Students Generated</th> </tr> </thead> <tbody> <tr> <td>Elementary</td> <td>6</td> </tr> <tr> <td>Middle</td> <td>4</td> </tr> <tr> <td>High</td> <td>5</td> </tr> <tr> <td>Total</td> <td>15</td> </tr> </tbody> </table>	Students Generated		Elementary	6	Middle	4	High	5	Total	15
Housing Units Proposed																					
Single-Family	22																				
Townhouse	0																				
Multi-family	0																				
Total	22																				
Students Generated																					
Elementary	6																				
Middle	4																				
High	5																				
Total	15																				

Developer Proposed Mitigation			
Monetary proffers are consistent with Monetary Policy Guide (for cases prior to July 1, 2016)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
School site, if offered, addresses a need identified in the School Division's CIP?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
The location and size of the school site, if offered, is acceptable to the School Division?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
For cases July 1, 2016 to present			
The student generation methodology in the developer's impact analysis is acceptable?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No*	<input type="checkbox"/> N/A
*If No, what is the correct student generation?	Elementary School	0	Total Students
	Middle School	0	
	High School	0	
Monetary proffers, if offered, are based on adopted CIP projects, in terms of cost and in the geographic area of the rezoning, in the developer impact statement?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

Developer Proposed Mitigation

- The Student Generation Factors for single-family units is .273 for elementary school students, .159 for middle school students, and .228 for high school students.
- The applicant’s Proffer Statement dated November 11, 2021, indicates a monetary contribution in the amount of \$20,694 per single-family unit and will generate approximately \$455,268.
- The Narrative identifies Osbourn Park High School as the assigned high school, whereas under current School attendance area assignments, Charles J. Colgan Sr. High School is identified as the assigned high school.

Countywide Current and Projected Student Enrollment & Capacity Utilization

School Level	Available Space		2021-22			2025-26			2030-31		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	43,249	74	38,734	4,515	89.6%	40,118	2,935	93.2%	41,740	1,313	96.9%
Middle School ¹	22,282	46	20,625	1,658	92.6%	21,805	459	97.9%	21,832	432	98.1%
High School	28,754	67	28,772	-18	100.1%	30,136	-1,382	104.8%	31,609	-2,855	109.9%

¹ (MS) Program Capacity replaced Planning Capacity in the 2021-22 school year.

Current and Projected Student Enrollment & Capacity Utilization - Schools in same attendance area as Proposed Rezoning

Under the School Division’s 2021-22 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

School	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity ¹	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Marshall ES		738	0	644	94	87.3%	558	180	75.6%	564	174	76.4%
Benton MS		1,436	0	1,388	48	96.7%	1,267	169	88.2%	1,056	380	73.5%
Colgan HS	2,053		7	2,827	-774	137.7%	2,615	-562	127.4%	2,331	-278	113.5%

¹ (MS) Program Capacity replaced Planning Capacity in the 2021-22 school year.

Current and Projected Student Enrollment – Schools in same attendance area as Proposed Rezoning, including the effect of students generated from proposed rezoning

School	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity ¹	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Marshall ES		738	0	644	94	87.3%	564	174	76.4%	570	168	77.2%
Benton MS		1,436	0	1,388	48	96.7%	1,271	165	88.5%	1,060	376	73.8%
Colgan HS	2,053		7	2,827	-774	137.7%	2,620	-567	127.6%	2,336	-283	113.7%

¹ (MS) Program Capacity replaced Planning Capacity in the 2021-22 school year.

Schools Capital Improvements Program (CIP) Projects that may impact schools in attendance areas of the Proposed Rezoning (with year anticipated)

Elementary School	
Middle School	
High School	14 th High School (2026)

Note: The capacity utilization of an individual school due to the impact of future Schools CIP projects will vary based upon the attendance area modifications approved by the School Board.

School Board Comments and Concerns

- Current and projected enrollment at the assigned elementary school (Marshall) and middle school (Benton) have capacity for the proposed six elementary school students and four middle school students.
- Current enrollment exceeds capacity at the assigned high school (Colgan).
- However, the approved 2022-31 CIP includes measures that address the overcrowding at Colgan High School with the opening of the 14th High School in 2026.
- The applicant has proffered approximately \$455,268 to help mitigate the additional students generated by this application.
- For these reasons, the School Board is not opposed to the subject application.

HISTORICAL COMMISSION RESOLUTION

MOTION: BASLER

June 11, 2019

SECOND: DULEY

Regular Meeting

Res. No. 19-033

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>
SUP2019-00044	Haymarket Motor Vehicle Fuel Station	Fabricate and install up to two interpretive markers, similar to Civil War Trails signs, with content to be determined by the Historical Commission at a later date.
REZ2017-00008	Purcell Road Rezoning - 2 nd Submission	Phase II evaluation on archaeology site 44PW2022 and, if warranted, a Phase III study. All artifacts from all archaeology sites to be donated to and curated with the County.
REZ2019-00024	Hawthorn Retirement Residence Proffer Amendment - 2 nd Submission	No Further Work
REZ2019-00034	Youth for Tomorrow	Interpretive kiosk containing multiple interpretive signs with content

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
		determined by the Historical Commission detailing Prehistoric, Civil War and Historic aspects of the property.
CPA2017-00006	Parkway Employment Center Small Area Plan	<p>Support and concur with cultural resource recommendations and suggest highlighting historical nature of the area.</p> <ul style="list-style-type: none"> • Interpretive kiosks in plaza areas addressing three topics of historical importance: <ol style="list-style-type: none"> 1. The African American settlement of Agnewville and associated activity; 2. Early industrial ventures encompassing lumbering and sawmills; 3. Transportation and communication thrust along the Telegraph Road corridor. • Name local streets, thruways, walkways, etc. in recognition of the history of the area. • As an arts and entertainment zone is being considered, and, as such a zone is inherently cultural in nature, consider this as a location for a future Prince William County History Museum.

Votes:

Ayes: by acclamation

Nays: none

Absent from Vote: Vayer

Absent from Meeting: Brace, Johns, Moser, Pearsall

MOTION CARRIED

ATTEST: 
 Secretary to the Commission

HISTORICAL COMMISSION RESOLUTION

MOTION: HENSON

August 10, 2021

SECOND: JOHNSON

Regular Meeting

Res. No. 21-040

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>
REZ2019-00018	Quartz District	Phase II evaluation on archaeology site 44PW2033, and if warranted, a Phase III study. All artifacts from all archaeology sites to be donated to and curated with the County.
REZ2021-00003	John Marshall Commons Tech Park - 4 th Submission	Request Applicant revise The Phase I study (as requested previously) and submit revised Phase I for review as soon as possible.
SUP2021-00004	John Marshall Commons Tech Park - 4 th Submission	No Further Work
REZ2017-00008	Purcell Road Rezoning - 3 rd Submission	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2016-00026	Marumsco Assemblage – 2 nd Submission	No Further Work
REZ2021-00019	Compton Property	Request project area history, additional information about the headstones found in the creek and, in the absence of an architectural study, preservation of the agricultural farm complex.
SUP2021-00030	Compton Property	No Further Work
REZ2021-00021	Richmond Station Landbay C Proffer Amendment	No Further Work
REZ2021-00022	KH Data Capital Development	No Further Work
PFR2021-00026	NOVEC Substation	No Further Work
REZ2021-00023	Raising Cane’s Drive-Through Proffer Amendment	No Further Work
SUP2021-00033	Raising Cane’s Restaurant Drive-Through	No Further Work
REZ2021-00020	John Marshall Village Addition	Request applicant fabricate and install an historical marker at the property, on the subject of horse racing in Haymarket, with content developed by the Historical Commission and the Planning Office.
SUP2022-00003	John Marshall Village Addition	No Further Work
REZ2021-00024	USA Self-Storage at Old Dominion Drive	No Further Work
SUP2021-00034	USA Self-Storage at Old Dominion Drive	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
PFR2021-00013	Wakeman Substation	No Further Work
SUP2022-00004	Chick-Fil-A on Pine Bluff Drive	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Duley

MOTION CARRIED

ATTEST:



Secretary to the Commission