



## COUNTY OF PRINCE WILLIAM

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PLANNING  
OFFICE

Rebecca Horner, AICP, CZA  
Director of Planning

January 8, 2018

**TO:** Planning Commission

**FROM:** Jennifer Davidson  
Planning Office

**RE:** Rezoning #REZ2017-00010, Pennington Lane  
**Occoquan Magisterial District**

**I. Background** is as follows:

- A. Request – To rezone  $\pm 6.84$  acres from A-1, Agricultural, to R-2, Suburban Residential, to allow for the development of seven single-family detached dwelling units, inclusive of the single-family detached residence currently being constructed on site, as permitted through the #NCU2015-20052 lawfully non-conforming status verification.

REZ Proposal: A-1 to R-2	Required/Allowed	Provided/Proposed with R-2 Development
Site/Rezoning Area	$\pm 6.84$ acres	$\pm 6.84$ acres
Density (Overall Project)	<u>SRL - Land Use Classification</u> <u>Recommended Density:</u> 1 to 4 dwelling units (d.u.) / acre, less the ER	7 dwelling units/ $\pm 6.84$ acres  <u>Overall Density</u> = $\pm 1.02$ dwelling units/acre (no ER onsite)
Minimum Lot Size	20,000 SF	$\pm 20,000$ SF to $\pm 61,500$ SF (variable); <u>Average Lot Size</u> = $\pm 35,414.28$ SF
Setbacks	Front = 35 feet Side = 10 feet Rear = 25 feet	Front = 35 feet Side = 10 feet Rear = 25 feet
Landscaping & Buffers	None required	<u>Entrance Landscaping on Lot 1:</u> <u>Minimum:</u> 8 evergreen trees <u>Length:</u> 240 feet  <u>Entrance Landscaping on Lot 7:</u> <u>Minimum:</u> 7 evergreen trees <u>Length:</u> 210 feet

- B. Site Location – The site is located  $\pm 760$  feet to the southeast of the Route 294 and Pennington Lane intersection and  $\pm 887$  feet to the north/northwest of the Pennington Lane and Elm Farm Road intersection. The property is identified on County Maps as GPIN 8192-86-8788.
- C. Comprehensive Plan – The site is designated as SRL, Suburban Residential Low, in the Comprehensive Plan.
- D. Zoning – The  $\pm 6.84$  acre site is currently zoned A-1, Agricultural, without proffers. A small portion of the site is located within the Minnieville Road (Davis Ford Road) Highway Corridor Overlay District (HCOD), which was approved prior to February 20, 1996.
- E. Surrounding Land Uses – Low density single-family detached residential development is located directly north and to the northeast of the site. To the northeast is the Woodmont Subdivision. The Chinn Aquatics and Fitness Center is located to the northwest of the site. There are single-family detached residences, that are low in density, located directly south of the site on Pennington Lane. South of Pennington Lane is the Bethel Free Will Baptist Church, an auto repair shop, and a retail store. There are undeveloped parcels that are zoned A-1, B-1, and O(M) located further south of the site. To the east of the site is medium density single-family detached residential development that is located within the Forest Vista and Elm Farm Estates Subdivisions. Directly west of the site is low density single-family detached residential development that is not part of a subdivision. High density single-family detached residential development is located to the northwest of the site, in the Firwood Manor Subdivision, and to the southwest of the site, in the Dale City RPC (see Attachment A for maps).
- F. Changes to State Regulations – During the 2016 session, the General Assembly adopted Senate Bill (SB) No. 549, which enacted Virginia Code Section 15.2-2303.4, to limit the proffered conditions that may be requested or accepted with rezoning or proffer amendment applications for new residential developments and/or residential uses. Effective July 1, 2016, Virginia Code Section 15.2-2303.4 provides that no locality shall (i) request or accept any unreasonable proffer in connection with a rezoning or a proffer condition amendment as a condition of approval of a new residential development or new residential use or (ii) deny any rezoning application, including an application for amendment to an existing proffer, for a new residential development or new residential use where such denial is based on an applicant's failure or refusal to submit, or remain subject to, an unreasonable proffer. A proffer shall be deemed unreasonable unless it addresses an impact that is specifically attributable to a proposed new residential development or other new residential use applied for. An offsite proffer shall be deemed unreasonable pursuant to the above unless it addresses an impact to an off-site public facility such that (a) the new residential development or new residential use creates a need, or an identifiable portion of a need, for one or more

public facility improvements in excess of existing public facility capacity at the time of the rezoning or proffer condition amendment and (b) 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. In any action in which a locality has denied a rezoning or an amendment to an existing proffer and the aggrieved applicant proves by a preponderance of the evidence that it refused or failed to submit, or remain subject to, an unreasonable proffer that it has proven was suggested, requested, or required, formally or informally, by the locality, the court shall presume, absent clear and convincing evidence to the contrary, that such refusal or failure was the controlling basis for the denial. For additional information on the new proffer legislation and/or to view a copy of the Virginia Code Section 15.2-2303.4, please see the Proffer Legislation Information packet in Attachment I.

- G. Board Adopted Resolution – In anticipation of the enactment of Virginia Code Section 15.2-2303.4, the Board of County Supervisors adopted Resolution No. 16-509 on May 17, 2016 (See Attachment I).
- H. Proffer Legislation Analysis & Methodology – Per the proffer legislation, this rezoning was reviewed with reference to the applicable Comprehensive Plan policies which identify specific metrics that can be utilized in determining the direct impacts that may be generated with this residential development proposal. Staff also reviewed the applicant's proffers to ensure that the rezoning project site would receive a direct and material benefit from any proposed improvements in the proffer statement.

Staff reviewed the service area for each relevant public facility to determine the specific area that may be directly impacted by this development proposal. The unique service area boundaries for each public facility were used to determine the existing capacity of the relevant public facilities, the future planned development near the site, and the public facility improvements that are currently planned through the County's FY2018-2023 Capital Improvement Program (CIP).

The analysis includes the Comprehensive Plan sections that are relevant in assessing the impacts of the proposed residential development. Staff has included additional information on the future development inventories and the future public facilities contained within the County's CIP. The County's CIP includes an overview of the six-year capital infrastructure spending plan for Prince William County, and it contains various planned projects throughout the County, including the planned education projects that are based on the Prince William County Schools (PWCS) approved FY2018-2027 Capital Improvements Program. The Prince William County Schools (PWCS) Division has a separate Capital Improvements Program for Fiscal Years 2018-2027, which addresses the need for new schools and/or additions, as well as renovations, to existing school facilities, providing general guidance for the next ten years (see Attachment B).

**II. Current Situation** is as follows:

- A. Planning Office Recommendation – The Planning Office recommends approval of Rezoning #REZ2017-00010, Pennington Lane, subject to the proffers dated December 12, 2017, for the following reasons:
- Land Use Compatibility – The R-2, Suburban Residential, zoning district is compatible with the SRL, Suburban Residential Low, long range land use designation in the Comprehensive Plan. Rezoning the property to R-2 will bring the site into conformance with the current Zoning Ordinance development standards.
  - Zoning Consistency – The R-2 zoning district is designed to provide for and encourage the development of low density residential, which is approximately two dwelling units per acre or less. The Applicant is proposing to develop no more than seven single-family detached residential units on a ±6.84 acre site, creating a project with an overall density of ±1.02 dwelling units/acre. This rezoning request falls within the recommended density range for the R-2 zoning district.
  - Infill Development – The Comprehensive Plan’s Land Use Policy 15 aims to encourage infill development in undeveloped portions of established stable neighborhoods within the Development Area of the County. This rezoning proposal will provide infill development. The proposed development will be consistent with the surrounding housing types and density ranges within the area.
- B. Planning Commission Public Hearing – A public hearing before the Planning Commission has been advertised for January 17, 2018.

**III. Issues** in order of importance are as follows:

- A. Policy – What policy issues should be considered?
1. Long-Range Land Use – Is the proposed use consistent with those uses intended by the SRL, Suburban Residential Low, designation?
  2. Level of Service (LOS) – How does the proposal address the mitigation of impacts to existing LOS?
- B. Community Input – Have members of the community raised any issues?
- C. Other Jurisdictional Comments – Have other jurisdictions raised any issues?

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

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

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

A. Recommend approval of Rezoning #REZ2017-00010, Pennington Lane, subject to the proffers dated December 12, 2017, found in Attachment C.

1. Comprehensive Plan Consistency Analysis

a. Long-Range Land Use – The proposed zoning district of R-2, Suburban Residential, as proffered and shown on the proposed Generalized Development Plan, implements the SRL, Suburban Residential Low, long range land use designation. The proposed overall density for the project is  $\pm 1.02$  dwelling units/acre, which is within and at the low end of the planned density range of 1-4 units per acre for the SRL long range land use designation.

b. Level of Service (LOS) – This rezoning proposal is subject to Virginia Code Section 15.2-2303.4, since it was filed on July 1, 2016. The applicable LOS impacts related to this residential rezoning request are discussed in the Staff Analysis section (See Attachment B for Staff Analysis).

2. Community Input – Notice of the rezoning request has been transmitted to property owners within 200 feet of the site. As of the date of this report, the Planning Office has received input from the adjacent property owners on the residential lot that directly abuts the subject site along the northeastern property line. With respect to privacy, the neighbors are concerned about the proximity of the proposed dwelling units in relation to their property and the proposed location of the utility easements.

3. Other Jurisdictional Comments – The subject site is located outside the required notification area for adjacent jurisdictions.

4. Legal Uses of the Property – If the rezoning is approved, the site could be developed per the R-2 zoning district standards and the approved proffers for a maximum of seven single-family detached dwelling units. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's Office.

5. Timing – The Planning Commission has until April 17, 2018, which is 90 days from the first public hearing date, to take action on the rezoning

proposal. A recommendation to approve the rezoning request would meet the 90-day requirement.

B. Recommend denial of Rezoning #REZ2017-00010, Pennington Lane.

1. Comprehensive Plan Consistency Analysis

- a. Long-Range Land Use – If the rezoning application is denied, the property could not be developed as proffered through the proposed R-2 zoning district. If denied, the property would remain to be zoned as A-1, Agricultural, and the long-range land use designation for the site would remain to be SRL, Suburban Residential Low.
- b. Level of Service (LOS) – Denial would not have any impact on the existing LOS.

2. Community Input – Notice of the rezoning request has been transmitted to property owners within 200 feet of the site. As of the date of this report, the Planning Office has received input from the adjacent property owners on the residential lot that directly abuts the subject site along the northeastern property line. With respect to privacy, the neighbors are concerned about the proximity of the proposed dwelling units in relation to their property and the proposed location of the utility easements.

3. Other Jurisdictional Comments – The subject site is located outside the required notification area for adjacent jurisdictions.

4. Legal Uses of the Property – If the rezoning is denied, the Applicant may continue to develop one single-family detached dwelling unit on the site, as permitted through the #NCU2015-20052 lawfully non-conforming lot verification, and the Applicant may also utilize the property for any by-right agricultural uses that would be permitted in addition to the primary residential use on the site. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's Office.

5. Timing – The Planning Commission has until April 17, 2018, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to deny the rezoning request would meet the 90-day requirement.

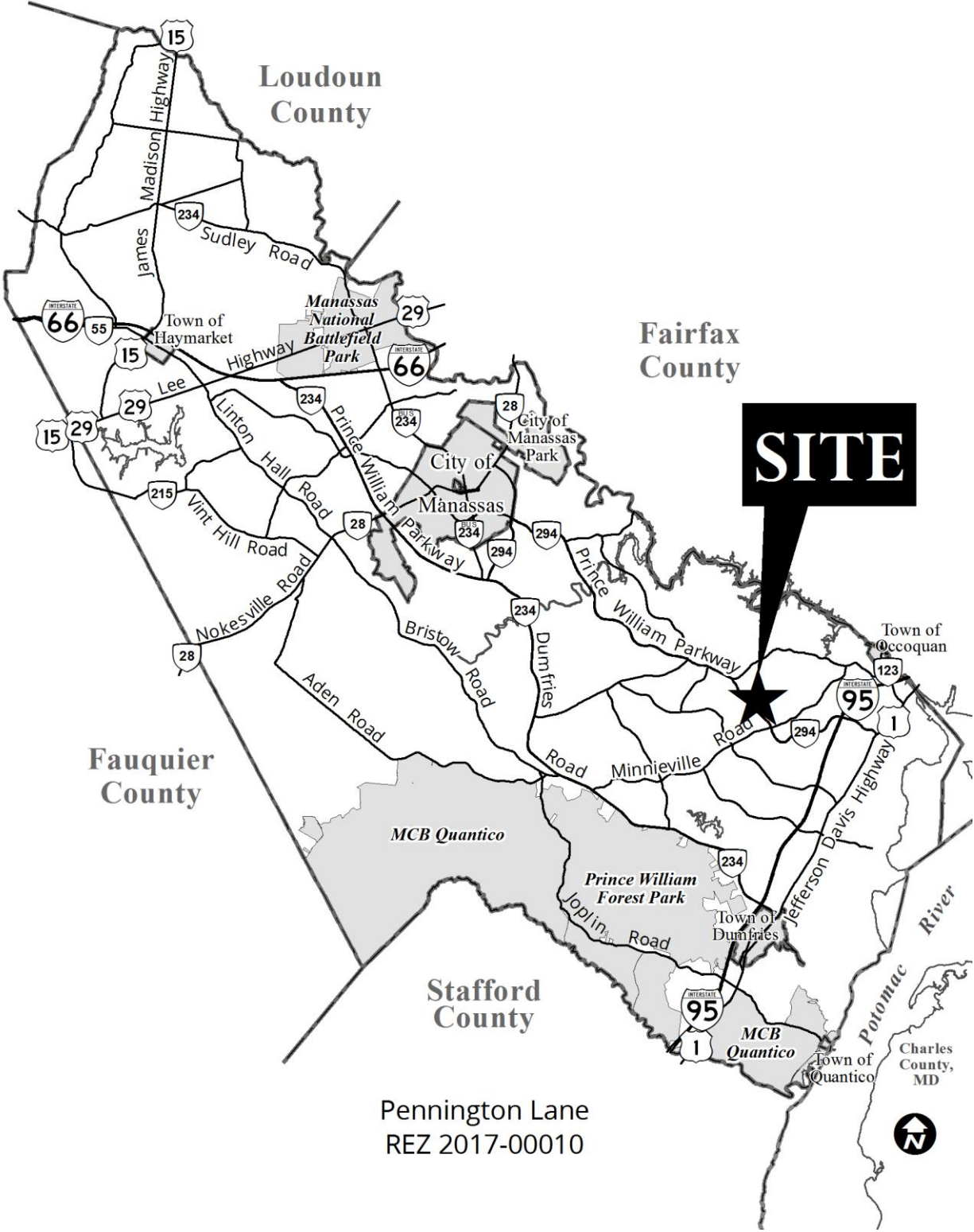
V. Recommendation is that the Planning Commission accepts Alternative A and recommends approval of Rezoning #REZ2017-00010, Pennington Lane, subject to the proffers dated December 12, 2017.

**Staff:** Stephen L. Donohoe, Current Planning Manager (703)792-5282  
Jennifer Davidson, (703)792-5952

**Attachments**

- A. Area Maps
- B. Staff Analysis
- C. Proffer Statement
- D. Generalized Development Plan (GDP)
- E. Environmental Constraints Analysis (ECA)
- F. Historical Commission Resolution
- G. Applicant's Traffic Analysis Summary
- H. Applicant's SB549 Justification Narrative & Addendum
- I. Proffer Legislation Information

Attachment A – Maps  
VICINITY MAP

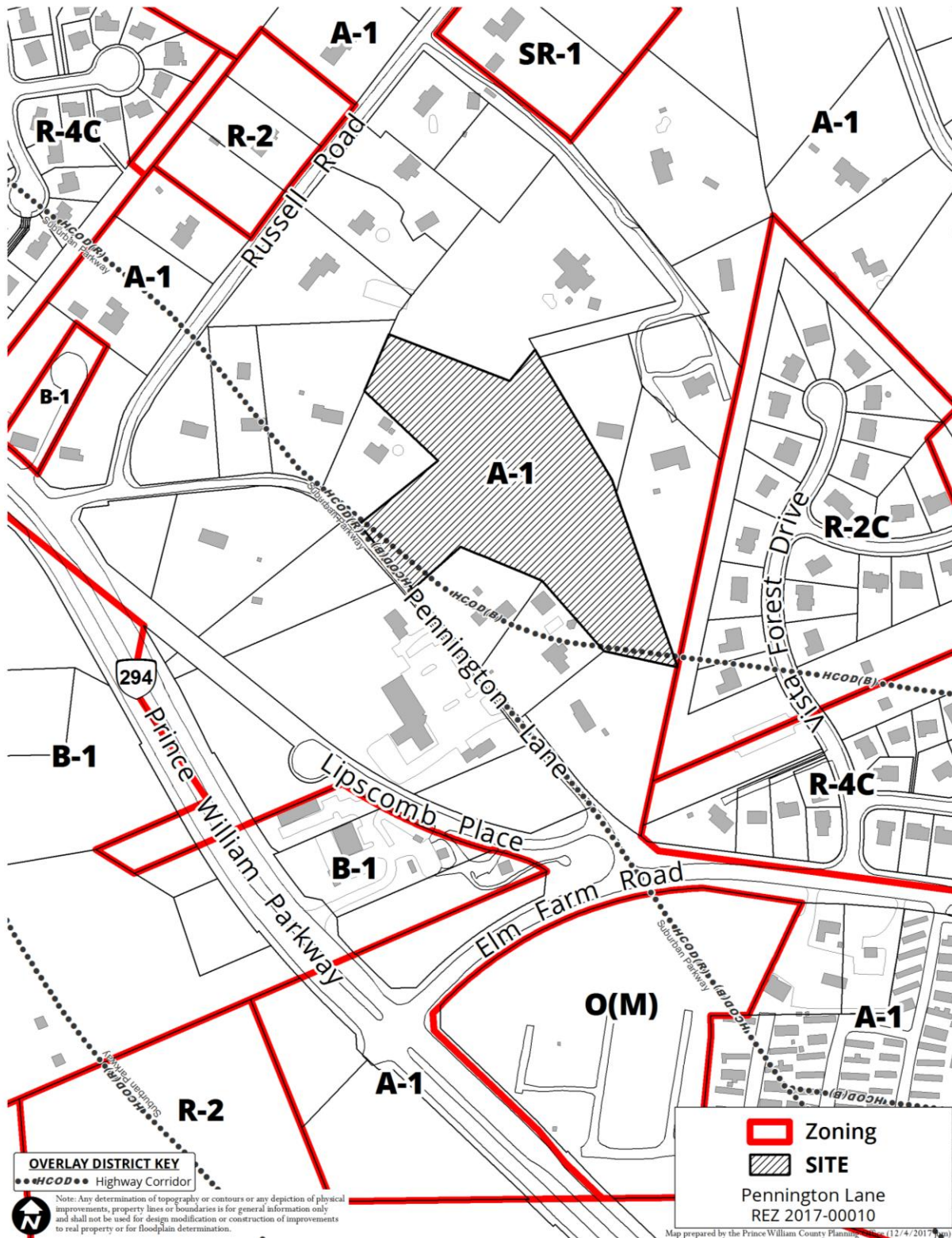


Pennington Lane  
REZ 2017-00010

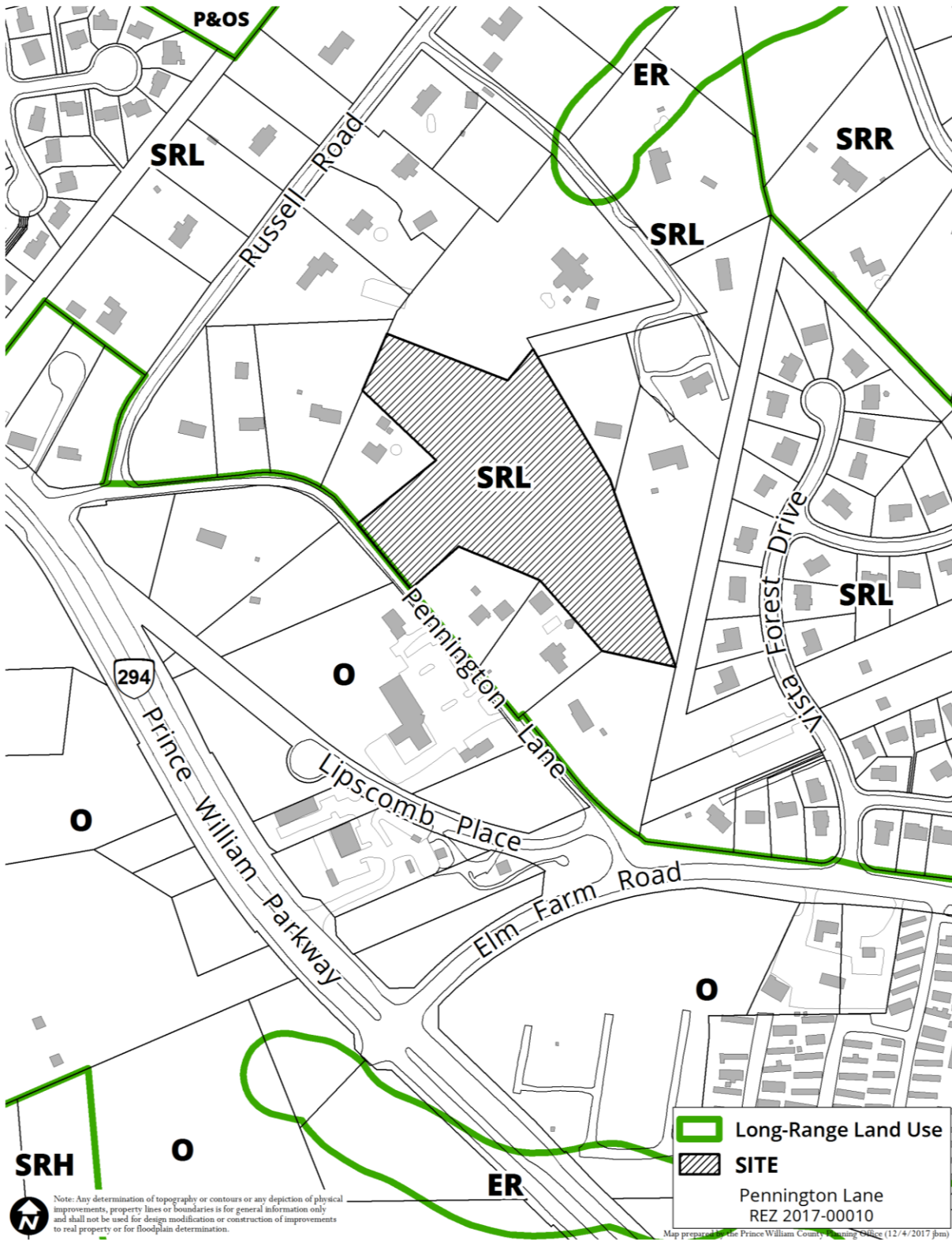
Attachment A – Maps  
AERIAL MAP



# Attachment A – Maps EXISTING ZONING MAP



Attachment A – Maps  
LONG-RANGE LAND USE MAP



<b>Comprehensive Plan Consistency Analysis</b>
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Staff has reviewed this rezoning proposal to ensure it is consistent with the Comprehensive Plan sections that are related to this particular proposal. This analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies.

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

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	<p>Low density single-family detached residential development:</p> <ul style="list-style-type: none"> <li>• <u>North</u> – No subdivision</li> <li>• <u>Northeast</u> – Woodmont Subdivision</li> </ul> <p><u>Northwest</u>: Chinn Aquatics and Fitness Center.</p>	SRL, ER, SRR, & P & OS	A-1, SR-1, R-2, & R-4C
South	<p>Low density single-family detached residential development</p> <p><u>South of Pennington Lane</u>: Bethel Free Will Baptist Church, auto repair shop, and retail store.</p> <p><u>Further South</u>: Undeveloped parcels zoned A-1, B-1, and O(M).</p>	SRL & O	A-1, R-2C, R-4, B-1, & O(M)
East	<p>Medium density single-family detached residential development (Forest Vista and Elm Farm Estates Subdivisions).</p> <p><u>Northeast</u>: Low density single-family detached development (Woodmont Subdivision)</p>	SRL, & SRR	A-1, R-2C, & R-4
West	<p><u>Directly West</u>: Low density single-family detached residential development (not located in a subdivision).</p> <p>High density single-family detached residential development:</p> <ul style="list-style-type: none"> <li>• <u>Further West</u> – Firwood Manor Subdivision</li> <li>• <u>Southwest</u> – Dale City RPC</li> </ul>	SRL, O, P & OS, & RPC	A-1, B-1, R-2, R-4C, RPC, & O(L)

### **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.

This site is located within the Development Area of the County, and is classified as SRL, Suburban Residential Low, on the Long Range Land Use Map. The following table summarizes the uses and densities intended within the SRL designation:

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

This is a request to rezone ± 6.84 acres from A-1, Agricultural, to R-2, Suburban Residential, to allow for the development of seven single-family detached dwelling units, inclusive of the single-family detached residence currently being constructed on site, as permitted through the lawfully non-conforming lot status verification #NCU2015-20052.

The property is not governed by any existing proffers or Special Use Permit conditions. A small portion of the site is located within the Minnieville Road (Davis Ford Road) Highway Corridor Overlay District (HCOD), which was approved prior to February 20, 1996. The Minnieville Road HCOD does not require buffers or restrict uses.

### **Proposal's Strengths**

- **Land Use Compatibility** – The R-2, Suburban Residential, zoning district is compatible with the SRL, Suburban Residential Low, long range land use designation in the Comprehensive Plan. Rezoning the property to R-2 will bring the site into conformance with the current Zoning Ordinance development standards.
- **Zoning Consistency** – The R-2 zoning district is designed to provide and encourage for the development of low density residential, which is approximately two dwelling units per acre or less. The Applicant is proposing to develop no more than seven single-family detached residential units on a ±6.84 acre site, thus the project has an overall density of ±1.02 dwelling units/acre. This rezoning request falls within the recommended density range for the R-2 zoning district.
- **Infill Development** – The Comprehensive Plan's Land Use Policy 15 aims to encourage infill development in undeveloped portions of established stable neighborhoods within the Development Area of the County. This rezoning proposal will provide infill development. The proposed development will be consistent with the surrounding housing types and density ranges within the area.

### **Proposal's Weaknesses**

- **DCSM Standards** – The Applicant is requesting waivers/modifications from multiple DCSM and VDOT standards (for a full list of the requested waivers/modifications, please see the Minimum Design Criteria section on page B-21 of this staff report).

### **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 has proffered to provide a six-foot wide wood chip trail around the proposed stormwater management facility in the neighborhood common area on Parcel A as shown on the GDP. The Applicant is also proposing a subdivision sign at the entrance of the neighborhood. Per the Zoning Ordinance, subdivision signs may be a maximum of 64 square feet in area and 10 feet in height. The Applicant is proposing a subdivision sign with a maximum of 32 square feet in area and six feet in height, thus the sign will be substantially smaller than what is permitted by-right.

### **Proposal's Strengths**

- **Specific Architectural Materials** – As proffered, the exterior of the proposed residences shall utilize brick, masonry, or cultured stone, cementitious material, vinyl siding, wood, and other similar materials that are typically used in residential developments.
- **Community Elements** – The proposed development will offer five-foot wide sidewalks on both sides of the internal public street, additional landscaping areas near the site entrance, a subdivision sign with supplemental evergreen plantings, and a wood chip nature trail that surrounds the stormwater management facility in the common area.
- **Monument Sign** – The monument-style sign that will be provided for the proposed subdivision shall incorporate brick, stone, or wood timber and other complimentary materials. As proffered, the monument sign shall be a maximum of 32 square feet in area and a maximum of six feet in height. Evergreen plantings shall be placed around the sign base to create a more attractive entrance for the proposed neighborhood.
- **Fencing/Screening** – To provide additional screening against the existing residence on GPIN 8192-86-7858, the Applicant has proffered to install a six foot tall solid fence on lots 5, 6, and 7, which will be between the existing and proposed residential development.

### **Proposal's Weaknesses**

- **Location and Extent of Proposed Landscaping Areas** – The Applicant is including additional landscaping areas to create an aesthetically pleasing entrance for the neighborhood, while also providing screening against the adjacent residences. However, the extent and location of the proposed landscaping areas are not clearly defined on the GDP, as is typical and requested by staff.

## **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.

## **Attachment B – Staff Analysis**

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

The County Archeologist reviewed the rezoning proposal and determined that the project area exhibits a low potential for finding archeological resources, thus no cultural resource studies are recommended. The Historical Commission reviewed this rezoning request at their meeting on November 8, 2016 and determined that no further work was needed.

### **Proposal's Strengths**

- None identified.

### **Proposal's Weaknesses**

- None identified.

## **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 site has an approved Lot Grading Plan #LGR2016-00269 for the single-family detached dwelling unit on Lot 1, which is currently under construction and is permitted to be developed on the site through the approved #NCU2015-20052 non-conforming lot status verification. The site contains an existing construction access road and Lot 1 has been cleared to allow for the development of the single-family detached dwelling unit, which is permitted through the #NCU2015-20052 verification.

The Applicant submitted an Environmental Constraints Analysis (ECA) with the SUP application. The majority of the site remains wooded with an older hardwood forest that is predominately comprised of oak trees having an average diameter of 10"-24". A few areas located on Lots 4 and 5 contain steep slopes, however, the steep slopes onsite are located outside the proposed limits of clearing and grading, shown on the Environmental Constraints Analysis (ECA). The site also contains soils that are moderately and severely erodible. The subject property does not contain any Resource Protection Areas (RPA), floodplains, wetlands, streams,

## Attachment B – Staff Analysis

or other bodies of water. The site is located in Subwatershed #446, which is in the Occoquan River watershed.

SUBWATERSHED:	Occoquan River Subshed 446
TOTAL SITE AREA/ ER AREA:	±6.84 acres / 0 acres
TREE SAVE AREA:	N/A
UNDISTURBED AREA:	±1.99 acres (±29% of site)
PROPOSED IMPERVIOUS/ PERVIOUS:	±2.39 acres/ ±4.45 acres
AREA OF DISTURBANCE (PRELIMINARY):	±4.85 acres (±71% of site)
REFERENCE FOR RARE, THREATENED, AND ENDANGERED SPECIES:	None

### SOILS:

No.	Soils name	Slope	Soil category	Erodibility	Approx. Area
10C	Buckhall Loam	7-15%	I	Moderate	2.22 Acres
21B	Fairfax Loam	2-7%	I	Moderate	1.42 Acres
29B	Hoadly Loam	2-7%	II	Severe	1.31 Acres
38B	Meadowville Loam	0-5%	III	Slight	0.03 Acres
41C	Neabsco Loam	7-15%	II	Severe	1.86 Acres
TOTAL					6.84 Acres

### **Proposal's Strengths**

- Limits of Clearing & Grading – As indicated on the plan, the limits of clearing and grading are identified to avoid disturbing the areas onsite with steep slopes and to preserve portions of the existing older hardwood forest that exists onsite.
- Stormwater/Best Management Practices Areas – As proffered, an onsite stormwater management facility shall be provided on “Parcel A” as shown on the GDP. The onsite stormwater management/best management practices shall be provided in accordance with the DCSM standards.
- Tree Preservation – The site contains an older hardwood forest that contains mostly oak trees, thus the Applicant should aim to preserve as much of the existing trees onsite as possible. The Applicant has agreed to provide a tree survey and a tree preservation narrative with the submission of their final subdivision plan as referenced in the proposed proffers.

### **Proposal's Weaknesses**

- None identified.

### **Fire and Rescue Plan Analysis**

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

The following table is based on information from the Build-Out Analysis:

<b><u>Future Planned Development – First Due Fire Station Service Area</u></b> <b>- Dale City - Prince William Commons Fire Station -</b>		
<b>Future Development</b>	<b>Undeveloped Residential &amp; Non-Residential Inventories (Previously Approved)</b>	<b>Planned Long Range Land Use Development Yield (For Undeveloped A-1 Parcels)</b>
<b>Residential</b>	<u>Remaining Residential Units To Be Built:</u> - 163 SFD (single family detached) - 306 MF (multifamily)  <u>Population Increase Generated:</u> ±1,177 residents	<u>Potential Residential Units:</u> - 21 SFD - 284 TH (townhouses) - 911 MF  <u>Population Increase Generated:</u> ±2,858 residents.
<b>Non-Residential</b>	<u>Remaining Non-Residential Development To Be Built:</u> ±4,327,941 of gross floor area (GFA)  <u>Employees Generated:</u> ±13,028 additional employees	<u>Potential Non-Residential Development:</u> ±6,874,150 of gross floor area  <u>Employees Generated:</u> ±20,438 additional employees.

### **FY2018-2023 Capital Improvement Program (CIP) – Planned Public Facilities:**

The County's CIP contains planned projects for the Station 22 (West End) Fire & Rescue Station, and the Station 26 (Mid-County) Fire & Rescue Station. These two planned projects are relevant to this residential rezoning proposal in that both of these planned Fire & Rescue public

facilities are projected to provide systemwide response time improvements, which will help ease the burden on existing stations throughout the County.

The Station 26 (formerly referred to as Bacon Race) Fire & Rescue Station is a new  $\pm 18,000$  square foot facility on Davis Ford Road that opened in October of 2017. The Station 22 (West End) Fire & Rescue Station is a new  $\pm 21,000$  square foot fire planned station that will be located on the west end of the County and it is scheduled to open in January 2020. Neither of these fire and rescue stations will directly serve the property associated with this rezoning proposal, however, per the County's CIP, both of these planned facilities are projected to provide systemwide response time improvements.

### **First Due Fire and Rescue Station:**

The first due fire and rescue station that serves the subject site is the Dale City - Prince William Commons Fire & Rescue Station (Station #20). The Fire Marshal's Office has been utilizing new capacity standards for their stations and are currently working on updating these capacity standards through the Policy Update for the Comprehensive Plan. Per the Fire Marshal's Office updated capacity standards, the station workload capacity for single unit stations is 2,000 calls for service, and the capacity for multi-unit stations is 2,200 calls for service.

### **Proposal's Strengths**

- 4.0-Minute Travel Time – The site is located within the recommended 4.0-minute travel time area for fire suppression and basic life support, thus the proposal is meeting this Fire and Rescue Comprehensive Plan metric.
- 8.0-Minute Travel Time – The site is located within the recommended 8.0-minute travel time area for advanced life support, thus the proposal is meeting this Fire and Rescue Comprehensive Plan metric.
- Dale City - Prince William Commons Fire Station Capacity – According to FY2016 data from the Fire Marshal's Office, the responding fire and rescue station is currently operating within capacity. The Dale City – Prince William Commons fire and rescue station had 2,139 calls for service in FY2016, which is within the overall workload capacity of 2,200 calls for service, as it is a multi-unit station. Therefore, the proposal is not creating a capacity issue for the first due fire station that serves the subject site, based on the existing land use and the impact of the seven proposed single-family detached units.

### **Proposal's Weaknesses**

- None identified.

**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.

The following table is based on information from the Build-Out Analysis:

<b><u>Future Planned Development – One-Mile Radius of Subject Site</u></b>		
<b>Future Development</b>	<b>Undeveloped Residential Inventory (Previously Approved)</b>	<b>Planned Long Range Land Use Development Yield (For Undeveloped A-1 Parcels)</b>
<b>Residential</b>	<u>Remaining Residential Units To Be Built:</u> - 173 SFD - 250 MF  <u>Population Increase Generated:</u> ±1,089 residents	<u>Potential Residential Units:</u> - 64 SFD - 152 MF  <u>Population Increase Generated:</u> ±531 residents.

**FY2018-2023 Capital Improvement Program (CIP) – Planned Public Facilities:**

The County's CIP contains a planned project for replacing the children's pool at the existing Andrew Leitch / WaterWorks regional park, which is relevant to this residential rezoning proposal because the subject site is ±2.5 miles from the existing regional park, within the 10-mile service area for regional parks.

The planned project involves replacing a children's pool with a zero depth water activity area at the existing WaterWorks water park. The water activity area will feature interactive attractions that promote climbing activities and provide spray areas for children. The planned public facility improvement is currently under construction and the new water activity area is projected to open in the summer of 2018.

### **General Information – Parks, Open Space, and Trails:**

The following parks and recreation facilities are near the rezoning project area:

Type	Name
Neighborhood	Harry W. Dawson Park, John D. Jenkins Park
Community	American Legion Field
Regional	Chinn Aquatics & Fitness Center
Linear and Resource-Based	None
Trails	Trail at Chinn Aquatics & Fitness Center

### **Comprehensive Plan Metrics**

The Comprehensive Plan states that the service area for a neighborhood park is up to a two mile radius and in suburban areas the service area can be up to a 3 mile radius. The Comprehensive Plan also states that neighborhood parks are typically sized between five and twenty acres. The Comprehensive Plan contains LOS standards for each of the parks that are provided throughout the County.

The Comprehensive Plan has a LOS policy that recommends that neighborhood parks should be provided at a ratio of 1 acre per 1,000 residents. Relative to this policy and in this particular scenario, establishing the capacity of the neighborhood parks cannot be accurately assessed due to the number of neighborhood parks located near the site. Therefore, a need for mitigation to parks facilities has not been identified. The Comprehensive Plan also provides policy guidance that rezoning proposals with new residential development should be located within one mile of a neighborhood park facility. The project is located within the one-mile radius of two public neighborhood parks and three private neighborhood parks.

### **Proposal Strengths**

- Wood Chip Trail – As shown on the GDP, a six-foot wide pedestrian trail and a bench will be constructed around the proposed stormwater management facility. This is a minor recreational amenity that will be provided on the site.
- Comprehensive Plan Metric (PK-Policy 2 –AS 1) – This action strategy aims to ensure that residential rezoning proposals are located within one-mile of a neighborhood park when the rezoning contains new residential development that has a density that is greater than one unit per acre (or such facility should be provided within the proposed development).

There are two existing neighborhood parks located within one-mile of the subject site. This residential rezoning proposal includes an overall project density of 1.02 dwelling units per acre and there are two neighborhood parks located near the subject site. John D. Jenkins Park is located  $\pm 0.756$  miles from the project area, and Harry W. Dawson Park is located  $\pm 0.698$

miles from the proposed site.

### **Proposal Weaknesses**

- None identified.

### **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. The 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 following table is based on information from the Build-Out Analysis:

<b><u>Future Planned Development – Central Police District Service Area</u></b>		
<b>Future Development</b>	<b>Undeveloped Residential Inventory (Previously Approved)</b>	<b>Planned Long Range Land Use Development Yield (For Undeveloped A-1 Parcels)</b>
<b>Residential</b>	<u>Remaining Residential Units To Be Built:</u> - 565 SFD - 12 TH - 882 MF  <u>Population Increase Generated:</u> ±3,733 residents	<u>Potential Residential Units:</u> - 359 SFD - 311 TH -1,015 MF  <u>Population Increase Generated:</u> ±4,235 residents.

### **FY2018-2023 Capital Improvement Program (CIP) – Planned Public Facilities:**

The County's CIP contains planned projects for the Central District Police Station, and the Expansion/Renovation of the County's Animal Shelter, which are both relevant to this residential

## Attachment B – Staff Analysis

rezoning proposal because both of these planned Police public facilities will serve the subject site.

The Central District Police Station will be a new  $\pm 54,000$  square foot facility located on Davis Ford Road between the Prince William County Parkway and Asdee Lane. This facility is projected to open in early 2018, and will provide police services to the mid-County area, which includes the property for this residential rezoning proposal.

The Board approved Resolution No. 17-458 to allow for the construction of a new  $\pm 28,105$  square foot Animal Shelter facility. According to the County's FY2018-2023 CIP, construction for the new Animal Shelter will begin in 2019 and the new facility is scheduled to open in 2020.

### **Comprehensive Plan Metrics – Central District Service Area:**

- 2 sworn officers per 1,000 residents – Police Work Load (LOS Standard)
  - The development of seven single-family houses will generate a minimum of 24 residents ( $(7 \times 3.32 = 23.24)$ ) and it will generate a portion of a need for 0.096 of a sworn officer.

The County currently has an overall ratio of 1.5 officers/1,000 residents, as stated in the Police Department FY18 section of the FY18 budget.

- 250 square feet of district police stations and administrative facilities per sworn officer
  - The development will generate the need for 24 square feet of district police stations and administrative facilities ( $250 \text{ SF} \times 0.096 \text{ sworn officers} = 24 \text{ SF needed}$ ).

The subject site will be served by the new central district police station, which is a  $\pm 54,000$  square feet facility projected to open in early 2018.

Per the public facility capacity assessment provided by the Police Department, there is no public facility capacity weakness identified for the project service area. However, the Comprehensive Plan has a goal of two officers per 1,000 residents, and when this goal is assessed based on the associated square footage facility needs per officer (250 SF), the Central District does not meet this goal. However, within the Central District, there are multiple temporary facilities that may contribute to achieving and possibly exceeding this Comprehensive Plan goal.

### **Other Comprehensive Plan Metrics – Countywide Service Area:**

Currently, there is only one animal control facility and one police training facility in the County, thus the entire County was used as the service area for these two types of police public facilities.

- **Animal Control - 40 square feet per 1,000 residents – Police Facility LOS Standard**
  - The proposed development is projected to generate 24 residents, and a portion of a need for 0.96 square feet to be used for animal control purposes.

Police Department staff has identified an existing capacity issue for the current animal shelter, which is a ±6,646 SF facility that serves the entire County. However, the Police Department is projecting to open a new animal control facility in 2020, which will be ±28,105 SF, and it is expected to address these capacity issues.

- **Police Training Facility – 254 square feet per 1,000 residents**
  - The development of seven single-family houses will generate a minimum of 24 residents ( $7\{\text{single family}\} \times 3.32 = 23.24$ ) and it will generate a portion of a need for 6.096 square feet of a police training facility.

Police Department staff has identified an existing capacity issue for the current public safety training center, which is a ±65,576 SF facility that serves the entire County.

**Countywide Comprehensive Plan Metrics** – There is only one animal control facility and one police training facility in the County, thus the entire County is considered to be the service area for these two types of police facilities. The proposed rezoning may result in minor impacts to these two facilities; however, the Police Department does not anticipate significant impacts upon police services or emergency communications systems, due to the small size of this project.

### **Police Department's General Comments on Proposal:**

The Prince William County Police CPTED Manual, *Crime Prevention Through Environmental Design: A guide to safe environments in Prince William County, Virginia*, can be found at <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>. The Applicant is encouraged to pay particular attention to the CPTED manual and apply design principles during the final subdivision plan phase.

### **Proposal's Strengths**

- **Safety and Security Measures** – The Police Department has encouraged the Applicant to consider incorporating Crime Prevention Through Environmental Design concepts into the design of the site.

### **Proposal's Weaknesses**

- None identified.

### **Potable Water Plan Analysis**

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the rural area. The site is located in the Development Area of the County, thus the new residential development that is being proposed must be served by public water. Public water is available from an existing 12-inch water main located along the right-of-way east of the proposed development. The Applicant shall plan, design, and construct all water utility improvements that are necessary to develop the subject property in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

### **Proposal's Strengths**

- Water Connection – The Applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. As proffered, the Applicant is responsible for the public water improvements that are required in order to provide such service for the demand generated by the development of the property.

### **Proposal's Weaknesses**

- None identified.

### **Sanitary Sewer Plan Analysis**

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

The site is located in the Development Area of the County, therefore the proposed residential development must be served by public sewer. Public sewer is available from an existing 2-inch force main located along the right-of-way east of the proposed development. The Applicant shall plan, design, and construct all sanitary sewer utility improvements that are necessary to develop the subject property in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

### **Proposal's Strengths**

- **Sewer Connection** – The Applicant is required to comply with Zoning Ordinance Section 32-250.75, which mandates connection of the site to public sewer service. As proffered, the Applicant is responsible for the public sewer improvements that are required in order to provide such service for the demand generated by the development of the property.

### **Proposal's Weaknesses**

- None identified.

### **Schools Plan Analysis**

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

### **Future Planned Development - Not Constructed (Residential):**

- **Undeveloped Residential Inventory (Previously Approved)**

Future planned residential development that has been approved through previous rezoning cases, but has not been constructed yet is also referred to as the "residential inventory". The residential inventory has been provided within the unique service areas for each school level that serves the subject site, which includes the elementary, middle, and high school levels.

- **Elementary School** – The remaining housing units from the residential inventory that have yet to be built within the Vaughan Elementary School boundary includes 163 single-family detached dwelling units, and 90 multi-family residential units, which will generate an increase in population of  $\pm 714$  residents.
- **Middle School** – The remaining housing units from the residential inventory that have yet to be built within the Woodbridge Middle School boundary includes 184 single-family detached dwelling units, and 216 multi-family residential units, which will generate an increase in population of  $\pm 1,050$  residents.
- **High School** – The remaining housing units from the residential inventory that have yet to be built within the Garfield High School boundary includes 231 single-family detached dwelling units, and 464 multi-family residential units, which will generate an increase in population of  $\pm 1,734$  residents.

- **Planned Long Range Land Use Development Yield**

Future planned residential development, based on the existing long range land use designations for undeveloped parcels of A-1, Agricultural, zoned land, has also been provided within the unique service areas for the elementary, middle, and high schools that serve the subject site.

- **Elementary School** – Future planned residential development, which has yet to be constructed within the Vaughan Elementary School boundary, includes 21 single-family detached dwelling units, 115 townhouses, and 404 multi-family residential units, which will generate an increase in population of  $\pm 1,272$  residents.
- **Middle School** – Future planned residential development, which has yet to be constructed within the Woodbridge Middle School boundary, includes 58 single-family detached dwelling units, 284 townhouses, and 968 multi-family residential units, which will generate an increase in population of  $\pm 3,096$  residents.
- **High School** – Future planned residential development, which has yet to be constructed within the Garfield High School boundary, includes 118 single-family detached dwelling units, 115 townhouses, and 499 multi-family residential units, which will generate an increase in population of  $\pm 1,785$  residents.

### **FY2018-2027 PWCS Capital Improvement Program (CIP) – Planned Public Facilities:**

Prince William County Schools (PWCS) Division has a separate Capital Improvements Program (CIP) for Fiscal Years 2018-2027. The PWC School Division's CIP is a plan for the next ten-years to address the need for constructing new school facilities, providing classroom additions, acquiring new school sites, and upgrading the School Division's infrastructure. The School Division's FY2018-2027 CIP contains planned public facility improvement projects for the PW Parkway Elementary School, which is a new school that is scheduled to open in 2019, and the proposed Lake Ridge Middle School 13-classroom addition, which is scheduled to be completed in 2018. Both of these school facility improvements are relevant to this residential rezoning proposal in that both of these planned school improvements are projected to serve the subject site.

### **School Division Comments:**

The Applicant is requesting to rezone 6.84 acres from A-1, Agricultural, to R-2, Suburban Residential, to allow for the development of seven single-family units. The proposed development is located northeast of the intersection of Elm Farm Road and Pennington Lane.

## Attachment B – Staff Analysis

Based on the 2016-17 county-wide student generation factors, the proposed dwelling units are projected to generate the following numbers of students. School-by-school student generation rates can vary by plus or minus 50% in a specific development:

	SF	Total
Elementary School (grades K-5)	2	2
Middle School (grades 6-8)	1	1
High School (grades 9-12)	2	2
Total:	5	5

In view of the residential development currently taking place within the County and the resulting overcrowding of a number of schools, school assignments and boundaries are subject to change. However, under the School Division's 2016-17 districting, students living in this general area will attend the following schools:

School	Available Space		2016-17			2021-22			2026-27		
	Capacity	Portable Classrooms	Students	+/-	Util. (%)	Students	+/-	Util. (%)	Students	+/-	Util. (%)
Vaughan ES	607	9	801	-194	131.9%	712	-105	117.3%	763	-156	125.7%
Woodbridge MS	1,066	5	1,360	-294	127.6%	1,636	-570	153.5%	1,652	-586	155.0%
Gar-Field HS	2,839		2,515	325	88.6%	2,682	157	94.5%	3,178	-339	111.9%

Other schools potentially affected by this development:

School	Available Space		2016-17			2021-22			2026-27		
	Capacity	Portable Classrooms	Students	+/-	Util. (%)	Students	+/-	Util. (%)	Students	+/-	Util. (%)
Belmont ES	353 <sup>1</sup>	3	432	-79	122.2%	547	-7	101.3%	724	-184	134.1%
	540 <sup>2</sup>										
Featherstone ES	425	5	592	-167	139.4%	489	-65	115.2%	513	-88	120.8%
Kilby ES	333 <sup>1</sup>	2	436	-103	130.8%	704	-58	109.1%	925	-279	143.2%
	646 <sup>2</sup>										
Leesylvania ES	631	2	771	-140	122.1%	785	-154	124.4%	873	-241	138.2%
Marumsc Hills ES	589	11	828	-239	140.6%	649	-61	110.3%	698	-109	118.5%
Potomac View ES	529	14	843	-314	159.2%	688	-158	129.9%	718	-188	135.6%

<sup>1</sup> Program Capacity on which available space is calculated for the 2016-17 school year.

<sup>2</sup> Program Capacity on which available space is calculated for the 2017-18 through 2026-27 school years. It reflects new schools and classroom additions opening for the 2017-18 school year.

### **General Comments:**

- The School Division is not in support of any rezoning that increases student capacity at schools already at or in excess of 100% capacity or a rezoning that causes student capacity at any school to exceed 100% capacity, unless proffers sufficient to mitigate the impact to the School Division are received.
- This application is subject to Virginia Code Section 15.2-2303.4, which is in relation to conditional zoning for residential rezoning and proffer amendments. Level of Service monetary contributions no longer apply.
- School assignments and boundaries are subject to change due to overall student growth and transfer students. Therefore, overcrowding might not be limited to Vaughan Elementary School and Woodbridge Middle School.

### Impact Analysis:

- Vaughan Elementary School and Woodbridge Middle School are both currently overcapacity. Vaughan Elementary School is currently operating at 131.9% capacity, and Woodbridge Middle School is currently operating at 127.6% capacity.
- Per the School Facility Capacity Metrics chart, the approved CIP FY2018-2027 identifies a solution within five years with the proposed PW Parkway Elementary School, which is scheduled to open September 2019, and the proposed Lake Ridge Middle School 13-classroom addition for 2018.

Project	<b>REZ2017-00010, Pennington Lane</b>
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Housing Units Proposed	
Single Family	7
Townhouse	0
Multifamily	0
<b>Total</b>	<b>7</b>

Students Generated	
Elementary	2
Middle	1
High	2
<b>Total</b>	<b>5</b>

	Affected School (Capacity)	Current Space Available	Projected Space - 5 Years	Projected Space - 10 Years	CIP Solution within 5 Years	CIP Solution within 10 Years	CIP Solution Comments
Elementary	Vaughan ES (607)	✗ -194	✗ -105	✗ -156	Yes	Yes	PW Parkway ES (2019)
Middle	Woodbridge MS (1,066)	✗ -294	✗ -570	✗ -586	Yes	Yes	Lake Ridge MS 13-classroom addition (2018)
High	Gar-Field HS (2,839)	✓ 325	✓ 157	✗ -339		Yes	14th HS (2023)

### Proposal's Strengths

- None identified.

### Proposal's Weaknesses

- ED – Policy 1 – AS 1: Existing Overcapacity Issue – This action strategy aims to maintain LOS standards for school sites and school facilities by providing sufficient school facilities in order to ensure that the percentage of utilization of County schools does not exceed 100% capacity, and to provide sufficient school facilities in order to meet future projected needs.

This residential rezoning is projected to generate two elementary school students, one middle school student and two high school students. Vaughan Elementary School and Woodbridge Middle School, which will serve the subject site are currently overcapacity. Even though the approved CIP FY2018-2027 identifies improvements within five years that would address these specific capacity issues, the elementary and middle schools that serve the subject site will continue to have overcrowding issues until the CIP solutions are provided in 2018 and 2019. Other than the existing projects in the CIP, no mitigation strategies have been identified. The two impacted schools are currently over capacity, therefore, they do not meet

this Comprehensive Plan metric. However, this residential development proposal is only projected to generate 0.3% of the capacity of Vaughan Elementary School and 0.09% of the capacity of Woodbridge Middle School, thus the rezoning proposal is not expected to cause significant impacts on the school system.

### **Transportation Plan Analysis**

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

The site has frontage on Pennington Lane and it currently has an unimproved access point with a gravel construction road, which is being used while a single-family detached dwelling unit is under construction (permitted through #NCU2015-20052). A formal Traffic Impact Analysis (TIA) was not required with the initial submission of this application due to the low amount of projected daily trips.

During the review of this rezoning proposal, staff requested for the Applicant to provide a minor traffic analysis in order to identify any potential impacts the proposed residential development would have on the nearby road network. The Applicant has provided the LOS and turn lane warrant analysis information for the proposed entrance to the site on Pennington Lane with the anticipated site traffic that would be generated by this residential rezoning proposal (see Attachment G for the Applicant's Traffic Analysis Summary).

Roadway Name	Number of Lanes	Average Daily Trips (2016 VDOT Data)	Existing Daily LOS
Pennington Lane	2	1,400	A

### **Proposal's Strengths**

- Comprehensive Plan Metrics – RD Policy 1, within the Transportation Chapter of the Comprehensive Plan, aims to achieve a minimum LOS of D for all existing and proposed roadway corridors and intersections.

The existing LOS on Pennington Lane is LOS A, which is based on the amount of average daily trips (1,400 vehicles per day), and the proposed residential development is projected to generate  $\pm 71$  vehicles per day. Therefore, this rezoning proposal will not reduce the LOS standard of Pennington Lane to the point that it would fall below LOS D, and as such, the Applicant is meeting RD Policy 1.

### **Proposal's Weaknesses**

- **Interparcel Connections** – The DCSM requires interparcel connections in order to provide a future street network in the event adjacent parcels redevelop. The rezoning proposal is not meeting the minimum DCSM development standards in that future interparcel connections are not being shown on the GDP. Planning Office and Transportation staff do not support this waiver request. In order to provide a complete street network and eliminate dead end streets, Planning Office staff does not support waiving opportunities for interparcel connections on any development proposal when there is a possibility that future redevelopment could occur on the adjacent properties near the rezoning project site.

### **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:

- **Proposed BMP Conservation Area** – The Applicant is proposing a BMP conservation area which is shown to be located on two residential lots. For purposes of preserving the conservation area in perpetuity, the conservation area should not be located on the individual property owner's lots.

### **Proffer Analysis / Deficiencies**

Specific issues have been identified with proffer language that is currently proposed by the Applicant, thus staff has provided additional review, comments, and suggestions in underlined text below for each identified proffer deficiency:

- **Proposed Landscaping Buffers & Utilities/Easements** – The GDP was revised, but it is still not clear where the existing utility easements are located on the site and this has caused concerns about how the location of the existing utilities could negatively impact the screening ability of the proposed landscaping areas. Even though these are not buffers that are required by the DCSM, the proposed landscaping areas should be located outside of any utility areas and/or easement areas in order to ensure that the plantings will be substantial enough to provide adequate screening.

### **Waivers and Modifications**

The Applicant has proposed the following waivers and modifications with this rezoning request:

- a. Modification of Detail 650.04 of the DCSM to allow modifications to street standards with the proposed modified street design shown on the GDP. The Applicant is proposing to utilize a modified street design that is not in conformance with the current DCSM standards and will require the approval of a waiver during the site plan review.
- b. Waiver of Sections 601.01.C and 602.18.D of the DCSM to eliminate the need for interparcel connections (vehicular and pedestrian) between the Property and the adjacent properties to the north of the site.
- c. Virginia Department of Transportation (VDOT) Waiver of the Secondary Street Acceptance Requirements (SSAR) to eliminate the need for interparcel connections.

### **Agency Comments**

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

- County Archaeologist
- PWC Fire Marshal's Office
- PWC Historical Commission
- PWC Land Development Division – Site Planner
- PWC Parks & Recreation
- PWC Planning Office / Proffer Administration / Zoning
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC School Board
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

## Attachment C – Proffer Statement, dated December 12, 2017

### **PROFFER STATEMENT**

#REZ2017-00010, 3716 Pennington Lane Property  
Record Owners: Mathew & Shyni Dennis  
Property: G.P.I.N: 8192-86-8788 (the “Property”)  
Acreage: ±6.84 acres, Occoquan Magisterial District  
Current Zoning: A-1, Agricultural  
Proposed Zoning: R-2  
Date: December 12, 2017



The undersigned hereby proffers that the use and development of the subject Property shall be in substantial 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. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site adjacent to the improvement, unless otherwise specified. The terms “Applicant” and “Developer” shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the General Development Plan (“GDP”) shall be the plan prepared by Archive Surveying, LLC entitled “Generalized Development Plan, 3716 Pennington Lane” sheets 1 and 2, dated April 3, 2017 and revised through December 5, 2017.

#### **1. USES AND DEVELOPMENT**

- A. Residential development on the Property shall not exceed a maximum of seven (7) lots for the development of single family detached dwelling units. The minimum lot size for residential use shall be 20,000 square feet.
- B. Development of the Property shall be in substantial conformance with the GDP. However, lot lines, the house location footprints, road alignment, and driveway locations are intended to be illustrative and not exact, and may be subject to modification due to final engineering considerations.

#### **2. COMMUNITY DESIGN**

- A. Open Space Trail. A 6 foot wide wood chip hiking trail (HT-1, Design and Construction Standards Manual and bench shall be provided as depicted in the GDP on Parcel A, Common Area, for recreational use by residents of the community.
- B. Architectural Design. The exterior of the proposed homes shall include architectural detailing and materials including brick, masonry or cultured stone, cementous material,

## Attachment C – Proffer Statement, dated December 12, 2017

### PROFFER STATEMENT

Applicant: Mathew and Shyni Dennis  
3716 Pennington Lane #REZ2017-00010  
Date: December 12, 2017

vinyl siding, wood, and similar materials commonly used in residential construction.

- C. Entrance Feature. A monument style sign as an entrance feature identifying the project shall be provided at the intersection of Pennington Lane and Dennis Court. The design and materials used for the monument sign shall include brick, stone or wood timber and complementary materials. The sign shall be a maximum of 32 square feet in area and a maximum of 6 feet in height and shall comply with the sign regulations in Prince William County Zoning Ordinance. Said monument sign shall be landscaped using evergreen plantings placed adjacent to and/or at the base of the sign. Illumination of the entrance feature, if any, shall be external lighting focused downward and/or upward, and shall be low intensity. Sign permit approval is required prior to construction.
- D. Screening Fence. A 6 foot tall, solid fence approximately 350 feet in length shall be provided along the common property lines separating proposed lots 5, 6 and 7 from the existing property known as GPIN 8192-86-7858. The fence material may be wood or a wood appearing material and shall be a wood tone color, white, or a shade of beige or gray commonly used for residential structures and consistent within the adjoining residential area.

### 3. LANDSCAPING

- A. Entrance Landscaping along North side of Dennis Court. The site landscaping shall include street trees planted along the northern side of Dennis Court on proposed Lot 1 for a distance of 240 feet from the existing right-of-way of Pennington Lane and shall consist of a minimum of 8 medium evergreen trees spaced 30 feet on center. The species/variety of evergreen plantings and exact planting location(s) within this area shall be determined at the time of final subdivision plan review based on final grading for any required improvements to Pennington Lane and Dennis Court, the final grading on Lot 1, the surrounding tree density and canopy, the proximity of utilities (overhead or underground), and after consultation with a certified landscape designer and/or the county arborist.
- B. Entrance Landscaping along Pennington Lane. The site landscaping shall include street trees planted along the east side of Pennington Lane on proposed lot 7 for a distance of 210 feet and shall consist of a minimum of 7 medium evergreen trees spaced approximately 30 feet on center. The species/variety of evergreen plantings and exact planting location(s) within this area shall be determined at the time of final subdivision plan review based on final grading for any required improvements to Pennington Lane, the final grading on Lot 7, the surrounding tree density and canopy, the proximity of utilities (overhead or underground), and after consultation with a certified landscape

## Attachment C – Proffer Statement, dated December 12, 2017

PROFFER STATEMENT  
Applicant: Mathew and Shyni Dennis  
3716 Pennington Lane #REZ2017-00010  
Date: December 12, 2017

designer and/or the county arborist.

- C. All site landscaping shall include drought tolerant, indigenous species and shall be subject to final engineering considerations at the time of final subdivision plan review.

#### 4. ENVIRONMENTAL

- A. Prior to and as a condition of final subdivision plan approval, the Applicant shall provide final “limits of clearing and grading” that are not in excess of the proposed clearing limits identified on the GDP. Said limits of clearing and grading shall also be shown on any lot grading plans for said lots, and vegetation outside the limits of clearing and grading shall be protected with appropriate fencing during construction of said lots. Said limits of clearing and grading shall be honored during clearing and construction even if performed on a lot by lot basis. No clearing or improvements shall be made during construction in the area outside of the clearing and grading limits, with the exception of the following conditions:
  - 1. Removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as damaged, dead, dying or diseased trees or shrubbery, at the option of the land owners.
  - 2. As shown on the GDP, the installation and maintenance of infrastructure improvements for sanitary sewer are aligned to minimize land disturbance and impacts to existing vegetation and adjoining properties.
  - 3. Where existing utility easements are currently located outside the proposed clearing limits, it is recognized that the area within those existing utility easements may be disturbed for utility line maintenance or replacement by the utility companies in the future.
- B. Prior to and as a condition of final subdivision plan approval, the Applicant shall satisfy the tree canopy coverage requirements outlined in the Design and Construction Standards Manual (DCSM) to the extent reasonably practicable by saving existing trees on the Property.
- C. Stormwater Management/Best Management Practices shall be provided on site and in accordance with the DCSM and shall be provided in the location shown on the GDP as “Parcel A”, subject to minor changes as may be approved by the County in connection with the subdivision plan review.
- D. Tree Preservation Requirements. A tree survey shall be submitted as part of the final subdivision plan for the area identified in the GDP. The tree survey shall be submitted in plan format. A narrative may be submitted in either a plan or booklet format. At a

## Attachment C – Proffer Statement, dated December 12, 2017

### PROFFER STATEMENT

Applicant: Mathew and Shyni Dennis  
3716 Pennington Lane #REZ2017-00010  
Date: December 12, 2017

minimum, the tree survey shall include the following elements:

1. A tree survey which describes the location, species, size (dbh), accurate dripline and condition of all existing trees 25 inches or greater in diameter in breast height, that are located within 20 feet outside (the area where trees are being preserved) or 10 feet inside the limits of clearing and grading on Lots 2 and 3 identified on the GDP. The condition analysis shall be prepared by a certified arborist using the eighth edition of The Guide for Plant Appraisal.
2. A tree preservation narrative, which at a minimum includes the following:
  - a. Preconstruction treatments including crown pruning and root pruning (may also include protective fencing enclosing trees being preserved, etc.).
  - b. Clearing operation measures (i.e. felling techniques and stump removal, when proposed) for trees being removed.
  - c. Active project, ongoing measures including tree protection, erosion controls and mulching.
  - d. Project completion work including pruning, soil inoculation, and aeration (may also include removals, vertical mulching, fertilization, watering, etc.).
3. Conservation Area. A BMP conservation area shall be established as conceptually depicted on the GDP and in accordance with all applicable minimum county standards. The conservation area shall be conveyed, with appropriate restrictions as to use, to a fee title owner, a bona fide homeowners association, or other entity that shall maintain the conservation area in perpetuity. The BMP conservation area shall be delineated on the final subdivision plan and plat with a note "*BMP Conservation Area, no use or disturbance of the area is permitted without the written approval of the director of Public Works*". The final dimensions and area of the conservation area shall be determined by the SWM/BMP design at the time of final subdivision plan approval. If at the time that the conservation area limits are determined, the applicant determines that it is advantageous to place an easement on the conservation area, or to record the conservation area as a separate fee simple parcel, the property may be subdivided provided that it complies with all applicable minimum lot area requirements.

## 5. TRANSPORTATION

Access to the property shall be as shown on the GDP, including a RL-2 Category 1 street.

## Attachment C – Proffer Statement, dated December 12, 2017

### PROFFER STATEMENT

Applicant: Mathew and Shyni Dennis  
3716 Pennington Lane #REZ2017-00010  
Date: December 12, 2017

Subject to review and approval during the review of the final subdivision plan, minor modifications to the road design may be permitted by the Director of Transportation where such changes will provide the same or better level of service as the design proffered herein.

#### 6. WATER AND SEWER

The property shall be served by public sanitary sewer and water. 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.

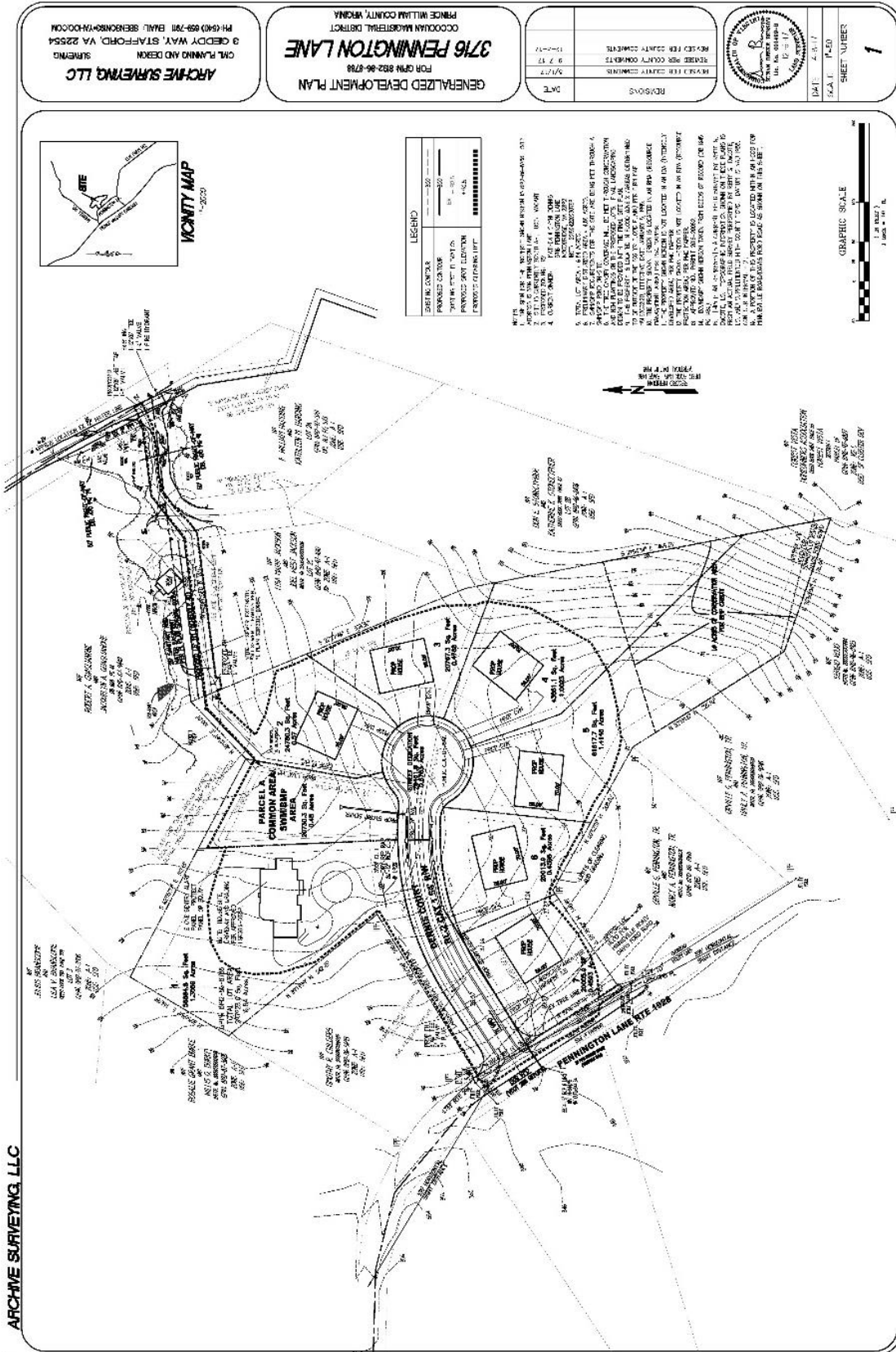
#### 7. HOMEOWNERS ASSOCIATION

- A. Prior to conveyance of an individual lot to an owner other than the Applicant, the Applicant shall create a homeowners' association ("HOA") that shall be responsible for the maintenance of common open space, landscaping in open spaces, entrance feature sign, and any structures or other common area amenities that may be constructed.
- B. The Applicant shall incorporate into the HOA documents and budget, reserve funding budget items supported by a reserve study for the long term viability of all HOA maintained infrastructure. The Applicant shall provide the HOA documents and budget to each purchaser in the project at the time the purchase contract is finalized.

Property Owners:

\_\_\_\_\_  
Mathew Dennis (date)

\_\_\_\_\_  
Shyni Dennis (date)



**ARCHIVE SURVEYING, LLC**

Rezoning #REZ2017-00010, Pennington Lane  
Page D-2



## Attachment F – Historical Commission Resolution

### HISTORICAL COMMISSION RESOLUTION

**MOTION: VAN DERLASKE**

**November 8, 2016**

**SECOND: JOHNSON**

**Regular Meeting**

**Res. No. 16-050**

**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:

<b><u>Case Number</u></b>	<b><u>Name</u></b>	<b><u>Recommendation</u></b>
PLN2009-00403	Geisler Property Rezoning – 7 <sup>th</sup> Submission	No further work
SUP2017-00007	Dominion Virginia Power – Wheeler Substation	Request applicant donate \$3000 for a Historical Marker to be erected on-site by the Historical Commission to commemorate the Battle of Buckland Mills
SUP2017-00010	Defynd – Home Fitness Studio	No further work
PFR2016-00021	Heritage Hunt Sewage Pump Station	No further work
REZ2017-00007	Grace Christian Church Rezoning	No further work

## Attachment F – Historical Commission Resolution

November 8, 2016  
Regular Meeting  
Res. No. 16-050  
Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2017-00008	Purcell Road Rezoning	Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County
REZ2017-00009	Haddad Group Rezoning	No further work
SUP2017-00014	Haddad Group Car Wash	No further work
REZ2017-00010	Pennington Lane Rezoning	No further work
SUP2017-00016	Princeton Woods Self-Storage Zone	No further work

**Votes:**

**Ayes:** by acclamation

**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** Brace, Johns, Karnbach, Singstock, Smith, Stickley

**MOTION CARRIED**

CERTIFIED COPY

  
Secretary to the Commission

## Attachment G – Applicant's Traffic Analysis Summary



Transportation Planning & Analysis Services

11535 Gunner Court  
Woodbridge, Virginia 22192

Tel: 703-590-4932

Email: [vettraco@gmail.com](mailto:vettraco@gmail.com)

REVISED SUBMISSION  
RECEIVED

DEC 12 2017

DATE: December 12, 2017

*via Email*

TO: Mr. Sherman Patrick  
Compton & Duling, PC

(email) [sp@comptonduling.com](mailto:sp@comptonduling.com)

FROM: Vern Torney

RE: **Pennington Lane Property – REZ2017-00010**

SUBJ: **Traffic Analyses -- LOS and Turn Lane Warrants**

As requested by County staff, I have performed weekday AM and PM peak hour Level Of Service (LOS) and Left and Right Turn Warrant Analyses (VDOT Method) for the proposed Site Entrance on Pennington Lane -- with anticipated "site" traffic rezoning project ("site"). All analyses have been performed for expected Year 2019 "site buildout" conditions.

### PENNINGTON LANE

#### Existing 2017 Traffic Conditions

Pennington Lane (Rt.1928) is currently a local residential street with shoulder ditch section and a posted 25 mph speed limit. The latest (2016) VDOT AADT count for the subject section of Pennington Lane is 1,400 vehicles per day. Recent (Nov. 2016) peak period traffic counts were provided by County staff done as part of a traffic calming study. These counts, conducted over a 48-hour period, showed the average Daily ADT to be 1,987 VPD with the highest AM peak hour count of 87 VPH (39 Northbound + 48 Southbound) and the highest PM peak hour count of 328 VPH (177 Northbound + 151 Southbound). These 2017 counts were factored to 2017 levels by a two (2) percent growth rate, thus calculating to Existing 2017 Traffic Volumes as follows:

"Existing" 2017 Volumes: AM Peak Hour Traffic Volumes: 89 VPH (40 NB + 49 SB)  
PM Peak Hour Traffic Volumes: 335 VPH (181 NB + 154 SB)  
VPD = 2,027 VPD.

#### Year 2019 "Grown/Background" Traffic Conditions

Existing traffic volumes counts were "grown" to Year 2019 levels based on a two (2) percent per annum growth rate. Since there are no "other" development projects in the area known to be built by Year 2019, the "grown" traffic volumes are the same as the "background" volumes – calculated as below:

"Background" 2019 Volumes: AM Peak Hour Traffic Volumes: 93 VPH (42 NB + 51 SB)  
PM Peak Hour Traffic Volumes: 348 VPH (188 NB + 160 SB)  
VPD = 2,109 VPD.

## Attachment G – Applicant’s Traffic Analysis Summary

LOS and Left & Right Turn Lane Warrant Analyses – Pennington Lane Property  
December 12, 2017  
Page Two

### Year 2019 Proposed “Site” Traffic

The proposed development for the “site” are 7 single-family, residential homes. **Table 1** provides the expected newly generated trips – per ITE Trip Generation (9<sup>th</sup> Edition) average trip rates. Pursuant to the recently-completed Cut-through Study performed by County staff a 50-50- distributional split was assumed with half of the “site” traveling to/from the north (PW Pkwy.) and half traveling to the south (Elm Farm Rd.). Volumes for Pennington Lane as well as the site entrance are as follows:

		<u>at Site Entrance</u>			
		<u>SBL</u>	<u>NBR</u>	<u>WBL</u>	<u>WBR</u>
“Site” 2019 Volumes:	<u>AM Peak Hour Traffic Volumes: 5 VPH (2 NB + 3 SB)</u>	1	0	2	2
	<u>PM Peak Hour Traffic Volumes: 7 VPH (4 NB + 3 SB)</u>	2	2	2	1
	<u>VPD = 67 VPD.</u>				

### Year 2019 “Total” (with site) Traffic Conditions

The addition of the “site” trips to the “background” traffic volumes comprise the Year 2019 “Total” (with site) traffic volumes, as shown below:

“Total” 2019 Volumes:	<u>AM Peak Hour Traffic Volumes: 98 VPH (44 NB + 54 SB)</u>
	<u>PM Peak Hour Traffic Volumes: 355 VPH (192 NB + 163 SB)</u>
	<u>VPD = 2,176 VPD.</u>

### Level Of Service (LOS) Analysis

Utilizing the above derived Year 2019 “Total” AM & PM peak hour traffic volumes and using HCS v.7.4 software package for Two-Lane facilities, the resulting Levels Of Service were found to be LOS=B for both directions in the AM peak hour and LOS=C for both directions in the PM peak hour – see attached HCS7 printouts.

### SITE ENTRANCE ON PENNINGTON LANE

#### Turn Lane Warrant Analysis

Applying the above Year 2019 AM & PM peak hour volumes to the VDOT Road Design Manual (RDM) methods and nomographs, Left and Right Turn Lane Warrant Analyses were conducted for AM & PM peak hour conditions at the proposed “Site Entrance” on Pennington Lane. Results show no need for either left or right turn lane or taper -- see the attached “**Warrant for Left-Turn Storage Lanes on Two-Lane Highway**” and “**Figure 3-26**”- **Warrants for Right Turn Treatment (2-Lane Highway)**.

I trust this provides the information requested. Please let me know if you have any questions.  
Sincerely,

*VETTRA Company*

*Vernon E. Torney*

Vernon E. Torney, M.ASCE  
President/Owner

attachment: Table 1; LOS printouts; Left & Right Turn Nomographs- (15 pages)

\\pennla\los\_turn\_lane\_warrant\_analyses1.doc

# Attachment G – Applicant's Traffic Analysis Summary

VETTRA Co.

VETTRA Co.

12/12/17

\\pennfa\sitegen1.123

**TABLE 1**  
**"SITE" DEVELOPMENT**  
**LAND USE & TRIP GENERATION DATA**  
**PENNINGTON LANE PROPERTY**

## PROPOSED DENSITIES AND TRIP RATES

			ITE Trip Rates "Avg. Adj. St." (9th Edition -- 2012)			
Land Use & Densities	Quant.	Unit	ITE	AM	PM	Weekday
			(Code)	Pk.Hr.	Pk.Hr.	VPD
<u>Pennington Lane Property -- Yr. 2019 Buildout</u>						
7 du Single-family Detached Residential	7	du	(210)	0.75	1.00	9.52

### Notes:

du = Dwelling Unit

## CALCULATED TRIP GENERATION

Land Use & Densities	AM Pk.Hr.			PM Pk.Hr.			Weekday
	In	Out	Total	In	Out	Total	VPD
<u>Pennington Lane Property -- Yr. 2019 Buildout</u>							
7 du Single-family Detached Residential	1	4	5	4	3	7	67

Note: All computations are automatically rounded.

# Attachment G – Applicant's Traffic Analysis Summary

HCS7: Two-Lane Highways Release 7.4

Phone:  
E-Mail:

Fax:

## Directional Two-Lane Highway Segment Analysis

Analyst VETTRA Company  
Agency/Co.  
Date Performed 12/12/2017  
Analysis Time Period AM Peak Hour  
Highway Pennington Lane  
From/To Lipscomb to PW Pkwy.  
Jurisdiction PWC  
Analysis Year 2019  
Description Yr.2019 "Total" AM Cond. -- NB

## Input Data

Highway class	Class 3	Peak hour factor, PHF	0.88
Shoulder width	2.0 ft	% Trucks and buses	6 %
Lane width	9.0 ft	% Trucks crawling	0.0 %
Segment length	3.1 mi	Truck crawl speed	0.0 mi/hr
Terrain type	Level	% Recreational vehicles	0 %
Grade: Length	- mi	% No-passing zones	100 %
Up/down	- %	Access point density	8 /mi

Analysis direction volume, Vd 44 veh/h  
Opposing direction volume, Vo 54 veh/h

## Average Travel Speed

Direction	Analysis(d)	Opposing (o)
PCE for trucks, ET	1.9	1.9
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adj. factor, (note-5) fHV	0.949	0.949
Grade adj. factor, (note-1) fg	1.00	1.00
Directional flow rate, (note-2) vi	53 pc/h	65 pc/h

## Free-Flow Speed from Field Measurement:

Field measured speed, (note-3) S FM - mi/h  
Observed total demand, (note-3) V - veh/h

## Estimated Free-Flow Speed:

Base free-flow speed, (note-3) BFFS	45.0	mi/h
Adj. for lane and shoulder width, (note-3) fLS	4.8	mi/h
Adj. for access point density, (note-3) fA	2.0	mi/h

Free-flow speed, FFSD 38.2 mi/h

Adjustment for no-passing zones, fnp	2.4	mi/h
Average travel speed, ATSD	34.9	mi/h
Percent Free Flow Speed, PFFS	91.3	%

## Attachment G – Applicant's Traffic Analysis Summary

### -----Percent Time-Spent-Following-----

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	1.1	1.1
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adjustment factor, fHV	0.994	0.994
Grade adjustment factor, (note-1) fg	1.00	1.00
Directional flow rate, (note-2) vi	50 pc/h	62 pc/h
Base percent time-spent-following, (note-4) BPTSFd	6.1 %	
Adjustment for no-passing zones, fnp	53.1	
Percent time-spent-following, PTSFd	29.8 %	

### -----Level of Service and Other Performance Measures-----

Level of service, LOS	<u>B</u>	
Volume to capacity ratio, v/c	0.03	
Peak 15-min vehicle-miles of travel, VMT15	39	veh-mi
Peak-hour vehicle-miles of travel, VMT60	136	veh-mi
Peak 15-min total travel time, TT15	1.1	veh-h
Capacity from ATS, CdATS	1700	veh/h
Capacity from PTSF, CdPTSF	1700	veh/h
Directional Capacity	1700	veh/h

### -----Passing Lane Analysis-----

Total length of analysis segment, Lt	3.1	mi
Length of two-lane highway upstream of the passing lane, Lu	-	mi
Length of passing lane including tapers, Lpl	-	mi
Average travel speed, ATSD (from above)	34.9	mi/h
Percent time-spent-following, PTSFd (from above)	29.8	
Level of service, LOSd (from above)	B	

### -----Average Travel Speed with Passing Lane-----

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi
Adj. factor for the effect of passing lane on average speed, fpl	-	
Average travel speed including passing lane, ATSpl	-	
Percent free flow speed including passing lane, PFFSpl	0.0	%

### -----Percent Time-Spent-Following with Passing Lane-----

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-	
Percent time-spent-following including passing lane, PTSFpl	-	%

### -----Level of Service and Other Performance Measures with Passing Lane-----

Level of service including passing lane, LOSpl	E	
Peak 15-min total travel time, TT15	-	veh-h

### -----Bicycle Level of Service-----

## Attachment G – Applicant's Traffic Analysis Summary

Posted speed limit, Sp	55
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, vOL	50.0
Effective width of outside lane, We	19.58
Effective speed factor, St	4.79
Bicycle LOS Score, BLOS	4.13
Bicycle LOS	D

### Notes:

1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific downgrade segments are treated as level terrain.
2. If  $v_i$  ( $v_d$  or  $v_o$ )  $\geq 1,700$  pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for  $v > 200$  veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.

# Attachment G – Applicant's Traffic Analysis Summary

HCS7: Two-Lane Highways Release 7.4

Phone:  
E-Mail:

Fax:

## Directional Two-Lane Highway Segment Analysis

Analyst VETTRA Company  
Agency/Co.  
Date Performed 12/12/2017  
Analysis Time Period AM Peak Hour  
Highway Pennington Lane  
From/To Lipscomb to PW Pkwy.  
Jurisdiction PWC  
Analysis Year 2019  
Description Yr.2019 "Total" AM Cond. -- SB

### Input Data

Highway class	Class 3		Peak hour factor, PHF	0.88	
Shoulder width	2.0	ft	% Trucks and buses	6	%
Lane width	9.0	ft	% Trucks crawling	0.0	%
Segment length	3.1	mi	Truck crawl speed	0.0	mi/hr
Terrain type	Level		% Recreational vehicles	0	%
Grade: Length	-	mi	% No-passing zones	100	%
Up/down	-	%	Access point density	8	/mi

Analysis direction volume, Vd 54 veh/h  
Opposing direction volume, Vo 44 veh/h

### Average Travel Speed

Direction	Analysis(d)	Opposing (o)
PCE for trucks, ET	1.9	1.9
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adj. factor, (note-5) fHV	0.949	0.949
Grade adj. factor, (note-1) fg	1.00	1.00
Directional flow rate, (note-2) vi	65 pc/h	53 pc/h

Free-Flow Speed from Field Measurement:

Field measured speed, (note-3) S FM	-	mi/h
Observed total demand, (note-3) V	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, (note-3) BFFS	45.0	mi/h
Adj. for lane and shoulder width, (note-3) fLS	4.8	mi/h
Adj. for access point density, (note-3) fA	2.0	mi/h
Free-flow speed, FFSd	38.2	mi/h
Adjustment for no-passing zones, fnp	2.4	mi/h
Average travel speed, ATSD	34.9	mi/h
Percent Free Flow Speed, PFFS	91.3	%

## Attachment G – Applicant's Traffic Analysis Summary

### Percent Time-Spent-Following

Direction	Analysis(d)	Opposing (o)
PCE for trucks, ET	1.1	1.1
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adjustment factor, fHV	0.994	0.994
Grade adjustment factor, (note-1) fg	1.00	1.00
Directional flow rate, (note-2) vi	62 pc/h	50 pc/h
Base percent time-spent-following, (note-4) BPTSFD	7.5 %	
Adjustment for no-passing zones, fnp	53.1	
Percent time-spent-following, PTSFD	36.9 %	

### Level of Service and Other Performance Measures

Level of service, LOS	<u>B</u>	
Volume to capacity ratio, v/c	0.04	
Peak 15-min vehicle-miles of travel, VMT15	48	veh-mi
Peak-hour vehicle-miles of travel, VMT60	167	veh-mi
Peak 15-min total travel time, TT15	1.4	veh-h
Capacity from ATS, CdATS	1700	veh/h
Capacity from PTSF, CdPTSF	1700	veh/h
Directional Capacity	1700	veh/h

### Passing Lane Analysis

Total length of analysis segment, Lt	3.1	mi
Length of two-lane highway upstream of the passing lane, Lu	-	mi
Length of passing lane including tapers, Lpl	-	mi
Average travel speed, ATSD (from above)	34.9	mi/h
Percent time-spent-following, PTSFD (from above)	36.9	
Level of service, LOSd (from above)	B	

### Average Travel Speed with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi
Adj. factor for the effect of passing lane on average speed, fpl	-	
Average travel speed including passing lane, ATSpl	-	
Percent free flow speed including passing lane, PFFSpl	0.0	%

### Percent Time-Spent-Following with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-	
Percent time-spent-following including passing lane, PTSFpl	-	%

### Level of Service and Other Performance Measures with Passing Lane

Level of service including passing lane, LOSpl	E	
Peak 15-min total travel time, TT15	-	veh-h

### Bicycle Level of Service

## Attachment G – Applicant's Traffic Analysis Summary

Posted speed limit, Sp	
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, vOL	61.4
Effective width of outside lane, We	19.03
Effective speed factor, St	4.79
Bicycle LOS Score, BLOS	4.34
Bicycle LOS	D

### Notes:

1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific downgrade segments are treated as level terrain.
2. If  $v_i$  ( $v_d$  or  $v_o$ )  $\geq 1,700$  pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for  $v > 200$  veh/h.
4. For the analysis direction only.
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# Attachment G – Applicant's Traffic Analysis Summary

HCS7: Two-Lane Highways Release 7.4

Phone: Fax:  
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Highway Pennington Lane  
From/To Lipscomb to PW Pkwy.  
Jurisdiction PWC  
Analysis Year 2019  
Description Yr.2019 "Total" PM Cond. -- NB

### Input Data

Highway class	Class 3	Peak hour factor, PHF	0.88
Shoulder width	2.0 ft	% Trucks and buses	6 %
Lane width	9.0 ft	% Trucks crawling	0.0 %
Segment length	3.1 mi	Truck crawl speed	0.0 mi/hr
Terrain type	Level	% Recreational vehicles	0 %
Grade: Length	- mi	% No-passing zones	100 %
Up/down	- %	Access point density	8 /mi

Analysis direction volume, Vd 192 veh/h  
Opposing direction volume, Vo 163 veh/h

### Average Travel Speed

Direction	Analysis(d)	Opposing (o)
PCE for trucks, ET	1.5	1.6
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adj. factor, (note-5) fHV	0.971	0.965
Grade adj. factor, (note-1) fg	1.00	1.00
Directional flow rate, (note-2) vi	225 pc/h	192 pc/h

#### Free-Flow Speed from Field Measurement:

Field measured speed, (note-3) S FM - mi/h  
Observed total demand, (note-3) V - veh/h

#### Estimated Free-Flow Speed:

Base free-flow speed, (note-3) BFFS 45.0 mi/h  
Adj. for lane and shoulder width, (note-3) fLS 4.8 mi/h  
Adj. for access point density, (note-3) fA 2.0 mi/h

Free-flow speed, FFSd 38.2 mi/h

Adjustment for no-passing zones, fnp 3.9 mi/h

Average travel speed, ATSD 31.1 mi/h

Percent Free Flow Speed, PFFS 81.4 %

## Attachment G – Applicant's Traffic Analysis Summary

Percent Time-Spent-Following				
Direction	Analysis (d)		Opposing (o)	
PCE for trucks, ET	1.1		1.1	
PCE for RVs, ER	1.0		1.0	
Heavy-vehicle adjustment factor, fHV	0.994		0.994	
Grade adjustment factor, (note-1) fg	1.00		1.00	
Directional flow rate, (note-2) vi	219	pc/h	186	pc/h
Base percent time-spent-following, (note-4) BPTSFd	23.3	%		
Adjustment for no-passing zones, fnp	61.8			
Percent time-spent-following, PTSFd	56.7	%		

Level of Service and Other Performance Measures				
Level of service, LOS				
Volume to capacity ratio, v/c	0.13			
Peak 15-min vehicle-miles of travel, VMT15	169	veh-mi		
Peak-hour vehicle-miles of travel, VMT60	595	veh-mi		
Peak 15-min total travel time, TT15	5.4	veh-h		
Capacity from ATS, CdATS	1700	veh/h		
Capacity from PTSF, CdPTSF	1700	veh/h		
Directional Capacity	1700	veh/h		

Passing Lane Analysis				
Total length of analysis segment, Lt	3.1	mi		
Length of two-lane highway upstream of the passing lane, Lu	-	mi		
Length of passing lane including tapers, Lpl	-	mi		
Average travel speed, ATSD (from above)	31.1	mi/h		
Percent time-spent-following, PTSFd (from above)	56.7			
Level of service, LOSd (from above)	C			

Average Travel Speed with Passing Lane				
Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi		
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi		
Adj. factor for the effect of passing lane on average speed, fpl	-			
Average travel speed including passing lane, ATSpl	-			
Percent free flow speed including passing lane, PFFSpl	0.0	%		

Percent Time-Spent-Following with Passing Lane				
Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi		
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi		
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-			
Percent time-spent-following including passing lane, PTSFpl	-	%		

Level of Service and Other Performance Measures with Passing Lane				
Level of service including passing lane, LOSpl	E			
Peak 15-min total travel time, TT15	-	veh-h		

Bicycle Level of Service				
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## Attachment G – Applicant's Traffic Analysis Summary

Posted speed limit, Sp	55
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, vOL	218.2
Effective width of outside lane, We	11.00
Effective speed factor, St	4.79
Bicycle LOS Score, BLOS	6.19
Bicycle LOS	F

### Notes:

1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific downgrade segments are treated as level terrain.
2. If  $v_i$  ( $v_d$  or  $v_o$ )  $\geq 1,700$  pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for  $v > 200$  veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.

# Attachment G – Applicant's Traffic Analysis Summary

HCS7: Two-Lane Highways Release 7.4

Phone: Fax:  
E-Mail:

## Directional Two-Lane Highway Segment Analysis

Analyst VETTRA Company  
Agency/Co.  
Date Performed 12/12/2017  
Analysis Time Period AM Peak Hour  
Highway Pennington Lane  
From/To Lipscomb to PW Pkwy.  
Jurisdiction PWC  
Analysis Year 2019  
Description Yr.2019 "Total" PM Cond. -- SB

## Input Data

Highway class	Class 3	Peak hour factor, PHF	0.88	
Shoulder width	2.0 ft	% Trucks and buses	6	%
Lane width	9.0 ft	% Trucks crawling	0.0	%
Segment length	3.1 mi	Truck crawl speed	0.0	mi/hr
Terrain type	Level	% Recreational vehicles	0	%
Grade: Length	- mi	% No-passing zones	100	%
Up/down	- %	Access point density	8	/mi

Analysis direction volume, Vd 163 veh/h  
Opposing direction volume, Vo 192 veh/h

## Average Travel Speed

Direction	Analysis(d)	Opposing (o)
PCE for trucks, ET	1.6	1.5
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adj. factor, (note-5) fHV	0.965	0.971
Grade adj. factor, (note-1) fg	1.00	1.00
Directional flow rate, (note-2) vi	192 pc/h	225 pc/h

## Free-Flow Speed from Field Measurement:

Field measured speed, (note-3) S FM - mi/h  
Observed total demand, (note-3) V - veh/h

## Estimated Free-Flow Speed:

Base free-flow speed, (note-3) BFFS 45.0 mi/h  
Adj. for lane and shoulder width, (note-3) fLS 4.8 mi/h  
Adj. for access point density, (note-3) fA 2.0 mi/h

Free-flow speed, FFSD 38.2 mi/h

Adjustment for no-passing zones, fnp 3.8 mi/h  
Average travel speed, ATSD 31.1 mi/h  
Percent Free Flow Speed, PFFS 81.5 %

## Attachment G – Applicant's Traffic Analysis Summary

### Percent Time-Spent-Following

Direction	Analysis (d)	Opposing (o)
PCE for trucks, ET	1.1	1.1
PCE for RVs, ER	1.0	1.0
Heavy-vehicle adjustment factor, fHV	0.994	0.994
Grade adjustment factor, (note-1) fg	1.00	1.00
Directional flow rate, (note-2) vi	186 pc/h	219 pc/h
Base percent time-spent-following, (note-4) BPTSFd	21.0 %	
Adjustment for no-passing zones, fnp	61.8	
Percent time-spent-following, PTSFd	49.4 %	

### Level of Service and Other Performance Measures

Level of service, LOS	C	
Volume to capacity ratio, v/c	0.11	
Peak 15-min vehicle-miles of travel, VMT15	144	veh-mi
Peak-hour vehicle-miles of travel, VMT60	505	veh-mi
Peak 15-min total travel time, TT15	4.6	veh-h
Capacity from ATS, CdATS	1700	veh/h
Capacity from PTSF, CdPTSF	1700	veh/h
Directional Capacity	1700	veh/h

### Passing Lane Analysis

Total length of analysis segment, Lt	3.1	mi
Length of two-lane highway upstream of the passing lane, Lu	-	mi
Length of passing lane including tapers, Lpl	-	mi
Average travel speed, ATSD (from above)	31.1	mi/h
Percent time-spent-following, PTSFd (from above)	49.4	
Level of service, LOSd (from above)	C	

### Average Travel Speed with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi
Adj. factor for the effect of passing lane on average speed, fpl	-	
Average travel speed including passing lane, ATSpl	-	
Percent free flow speed including passing lane, PFFSpl	0.0	%

### Percent Time-Spent-Following with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-	
Percent time-spent-following including passing lane, PTSFpl	-	%

### Level of Service and Other Performance Measures with Passing Lane

Level of service including passing lane, LOSpl	E	
Peak 15-min total travel time, TT15	-	veh-h

### Bicycle Level of Service

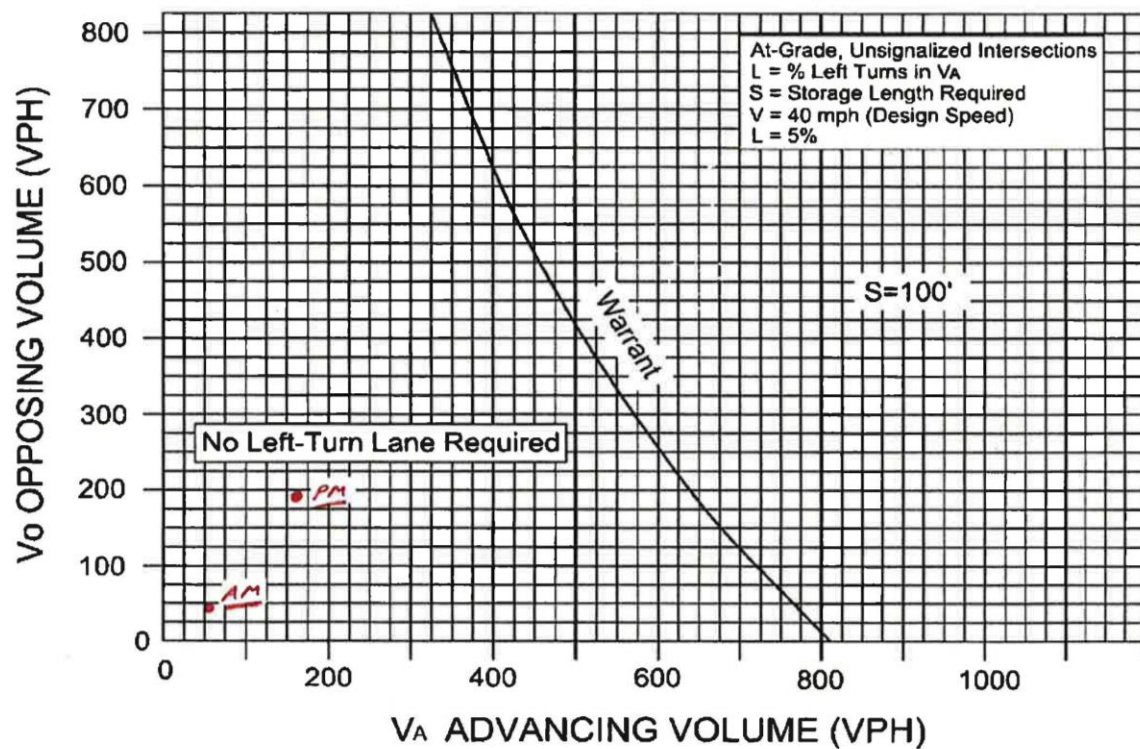
## Attachment G – Applicant's Traffic Analysis Summary

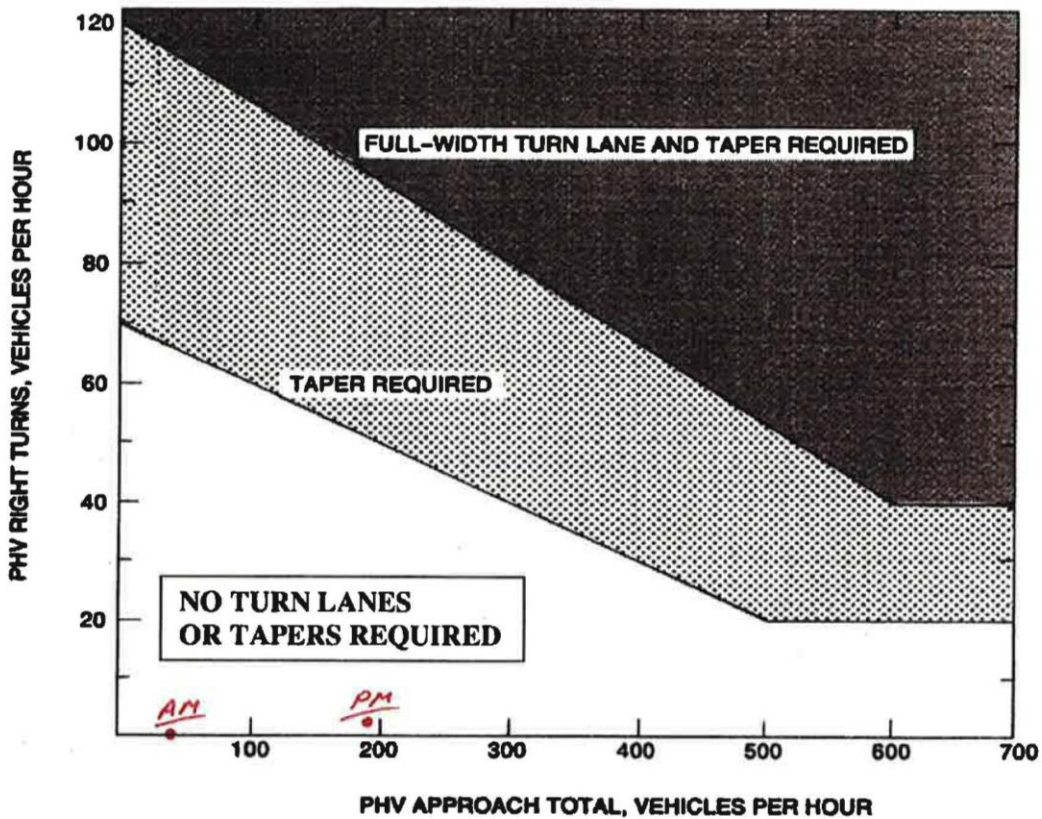
Posted speed limit, Sp	55
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, vOL	185.2
Effective width of outside lane, We	11.00
Effective speed factor, St	4.79
Bicycle LOS Score, BLOS	6.11
Bicycle LOS	F

### Notes:

1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific downgrade segments are treated as level terrain.
2. If  $v_i$  ( $v_d$  or  $v_o$ )  $\geq 1,700$  pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for  $v > 200$  veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.

**WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY**





Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

#### LEGEND

**PHV** - Peak Hour Volume (also Design Hourly Volume equivalent)

#### Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.

Adjusted right turns = PHV Right Turns - 20

If PHV is not known use formula:  $PHV = ADT \times K \times D$

K = the percent of AADT occurring in the peak hour

D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria.

**FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)**

## Attachment H – Applicant’s SB 549 Justification Narrative & Addendum

MATHEW & SHYNI DENNIS  
3716 PENNINGTON LANE  
REZONING  
July 1, 2016



### PROPOSAL OVERVIEW

This is a request for a rezoning of approximately 6.84 acres from A-1, Agricultural to R-2, Suburban Residential. The property is located on the north side of Pennington Lane, approximately 750 feet east of the intersection of Pennington Lane and Prince William Parkway. The proposed rezoning will allow for the development of six residential lots, in addition to the applicant’s personal residential dwelling which is currently under construction. This application has been prepared in accordance with Zoning Ordinance Sections 32-700.03.(c) and 32-700.20 *Landowner initiated rezonings*. The property is proposed to be developed consistent with allowed uses and minimum standards of the R-2, Residential zoning district as described in Zoning Ordinance section 32-303.01-06 et seq, the Prince William County Design and Construction Standards Manual (DCSM) and other applicable development standards and requirements.

### BACKGROUND

The applicants, Mathew and Shyni Dennis, are the owners of the subject property and are building their home in the northwest portion of the subject parcel. Site preparations are underway and will be completed in conformance with their approved lot grading permit (LGR2016-00269). Since the applicant will be living on-site, significant thought has gone into the quality of the design and the orientation of the other six homes by the applicant. The property

# Attachment H – Applicant’s SB 549 Justification Narrative & Addendum

Mathew and Shyni Dennis  
Pennington Lane  
Rezoning  
July 1, 2016  
Page 2

was zoned A-1, Agricultural as a result of the enactment of the first Prince William County Zoning Ordinance and Zoning Map in 1958. However, the property has been designated for Suburban Residential use in the Prince William County Comprehensive Plan for 30 years or more. The property is not suitable for agricultural uses and the zoning restrictions applicable to the property would prohibit or restrict most agricultural uses. The property is not large enough for the keeping of livestock or raising of crops to be viable. One agricultural use that is not prohibited is *Timbering*, and although the property does have a significant tree cover, residential development would be more compatible with the surrounding uses, would provide more lasting value for the community, and is consistent with the County’s Comprehensive Plan Long Range Land Use Plan.

The abutting properties are all used residentially. Many of the surrounding lots were developed for residential use when the zoning ordinance allowed, as a principal use, single family dwellings on lots as small as one acre. The minimum lot size in the A-1 zone is now 10 acres and even though lots less than 10 acres are “lawfully nonconforming” they are subject to restrictions not applied to conforming A-1 zoned lots. All of the surrounding properties have been developed, and the majority of properties are used for residential. Firwood Manor, Forest Vista and Woodmont are existing single family dwelling communities surrounding the subject property. Dale City and Rollingwood Village are also reasonably close to the subject property. Elm Farm Mobile Home Park is also located nearby.

## LAND USE PLAN AND LONG RANGE LAND USE MAP

The subject parcel is planned SRL, Suburban Residential Low. The SRL suggests densities ranging from 1 to 4 dwelling units per acre. The proposed dwelling unit types and densities are consistent with the proposed Long Range Land Use Designation of SRL and is below the midpoint of 2 units per acre. The lots for the proposed homes range from a ½ acre to 1-1/2 acres. Much of the property to the north and east is designated SRL, Suburban Residential Low, and the predominant zonings in this area are R-2 Cluster, A-1, Agricultural and R-4 Cluster. The surrounding lots that are zoned A-1, Agricultural were subdivided prior to the minimum lot size of 1 acre and now 10 acres.

This application is consistent with the Comprehensive Plan Long Range Land Use Plan and the county uses the densities allowed by the Comprehensive Plan in its growth projections and in planning infrastructure.

## COMMUNITY DESIGN

The applicant is currently building his home on the northwest portion of the property. The applicant will proffer to develop the site in substantial conformance with the General Development Plan (GDP). The proposed R-2 zoning allows single family dwellings as the principal use and establishes requirements for frontage on a public streets, minimum setbacks, maximum building height and coverage. The subdivision layout will include a common area for

## **Attachment H – Applicant’s SB 549 Justification Narrative & Addendum**

Mathew and Shyni Dennis  
Pennington Lane  
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community use, but will also comply with the development standards described in detail in the DCSM. The home lots range from a ½ acre to 1-1/2 acres and share a cul-de-sac which creates a feeling of community while still providing privacy for the homeowners. A large portion of the existing vegetation will be preserved. In addition, the applicant will preserve existing trees to the extent possible and, if necessary, provide additional landscaping to meet minimum tree canopy and landscaping requirements.

### **CULTURAL RESOURCES**

A Cultural Resources Assessment and Record Check for the subject property did not indicate that there was a probability of archaeological and/or historic sites or graves within the project area.

### **ECONOMIC DEVELOPMENT**

The subject property is designated for suburban residential development in the county’s Comprehensive Plan. The purpose of the Comprehensive Plan is to provide a viable economic balance of residential and nonresidential uses in the jurisdiction. Quality homes at all levels and types are a necessary part of the economic health of the community.

### **ENVIRONMENT**

An Environmental Constraints Analysis is provided with this application. The Virginia Department of Game and Inland Fisheries Wildlife database identified that no documented endangered or threatened species are known to exist within the project and there are no wetlands or water bodies on the project site.

The proposed development will have open spaces that protect and complement existing environmental features on the property. The proposed layout has been designed in order to avoid impacts to the areas of 15%-25% slopes in the southern portion of the proposed development. A large portion of the existing vegetation will be preserved. The impacts are minimal as the proposed development will have 35% impervious area. The Zoning Ordinance allows 40% impervious areas on residential lots in the R-2, but the individual lot coverage is anticipated to be well below the amount allowed under the zoning category.

Environmental impacts will be mitigated by the relatively low dwelling unit density proposed, by preserving much of the existing vegetation, and designing the layout to specifically avoid more environmentally sensitive areas. Compliance of the DCSM will address the remaining potential impacts of development of the property.

The applicant anticipates providing an on-site stormwater management facility in full compliance with Stormwater Management/Best Management Practices (SWM/BMP) standards

## **Attachment H – Applicant’s SB 549 Justification Narrative & Addendum**

Mathew and Shyni Dennis  
Pennington Lane  
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July 1, 2016  
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and site development will be conducted in compliance with the applicable standards of the DCSM and the Erosion and Sediment Control Handbook.

### **POTABLE WATER AND SEWER**

The property is within the Prince William County Service Authority service area for water and sewer service. The applicant will be responsible for on-site and off-site improvements required to provide such service. This community will not have significant impact on the provision of water and sewer services.

### **FIRE AND RESCUE**

The subject area is in the First Due Response Area for the Dale City Volunteer Fire Department, Station #20. The area is also within the 4 and 8 minute response times for fire suppression, basic life support, and advanced life support. This community will not have significant impact on the provision of fire and rescue services.

### **HOUSING**

The Housing plan encourages a variety of housing types and densities in individual developments. The proposed community will provide single family detached homes in an area that is already developed for residential use. The home lot sizes range from a ½ acre to 1-1/2 acres and share a cul-de-sac which provides the homeowners a feeling of community while still providing a sense of privacy. The surrounding communities have housing types that vary from townhomes on 1/20<sup>th</sup> of an acre to single family detached homes on 1+ acre lots.

### **LIBRARIES**

The nearest library is Chinn Park Regional Library which is located approximately 1 mile from the subject site, and Dale City Neighborhood Library which is located approximately 2.5 miles from the subject site. There are no new libraries planned for this service area.

### **PARKS, OPEN SPACE AND TRAILS**

The project site is served by two nearby parks, Harry W. Dawson which is located approximately 0.8 miles from the subject site, and John D. Jenkins Park which is located approximately 1.5 miles from the subject site. The Chinn Aquatics and Fitness Center is located approximately 1.2 miles from the subject site.

In addition, on-site community open space is shown on the GDP. A substantial portion of the southern corner of the property has been reserved as passive open space and revegetation. There is an available trail system that connects Prince William Parkway to the Chinn Library and Chinn Aquatics and Fitness Center.

## Attachment H – Applicant’s SB 549 Justification Narrative & Addendum

Mathew and Shyni Dennis  
Pennington Lane  
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### POLICE

Crime Prevention Through Environmental Design (CPTED) will be incorporated into the site planning of the proposed development and addressed in progressively greater specificity as appropriate in the future subdivision plan for the community. No structures are proposed that would interfere with police communication facilities. The proposed layout of the development provides a sense of privacy for the homeowners with features such as lot sizes ranging from ½ acre to 1-1/2 acres, the vegetation that will remain in the community, a cul-de-sac that only allows access one way in and one way out, and street lighting in compliance with the DCSM Section 601.09.

### SCHOOLS

Public schools currently serving the subject area are Vaughan Elementary, Woodbridge Middle, and Gar-Field High School. Lake Ridge Middle School is undergoing an expansion to alleviate capacity issues in the eastern side of Prince William County. This is an area of the county where very few new homes are being constructed, therefore redistricting could help alleviate capacity issues at Woodbridge Middle School.

School	Current Enrollment	Capacity (% Cap.)
Vaughan Elementary	795	698 (113.9)
Woodbridge Middle	1,294	1,066 (121.4%)
Gar-Field High	2,527	2,839 (89%)

**Table 1.** Enrollment and capacities prior to redistricting

The impacts of the proposed development on schools is minimal. The average household in Prince William County has 0.63 school age children per home for a total of 4.41 kids, including the applicant’s by-right home. This brings less than a 1% increase to all of the schools that serve the subject property.

Average School-Age Youth Per Household in Prince William County, VA: 2014, by Total and Enrolled in School					
Age	Total	Average Per Household	% of Age Group Enrolled in School	Total Enrolled in School	Average School-Enrolled Per Household
5 to 9 years	36,180	0.27	94.80%	34,298.64	0.25
10 to 14 years	32,068	0.24	98.90%	31,715.25	0.24
15 to 17 years	19,092	0.14	96.90%	18,500.15	0.14
<b>Total 5-17 years</b>	<b>87,340</b>	<b>0.65</b>		<b>84,514.04</b>	<b>0.63</b>
<b>Total Households in PWC:</b>	<b>134,737</b>				

**Table 2.** U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

## Attachment H – Applicant’s SB 549 Justification Narrative & Addendum

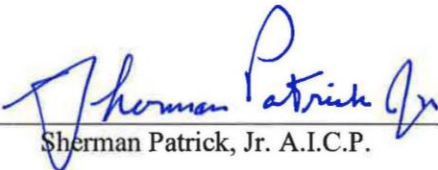
Mathew and Shyni Dennis  
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### TRANSPORTATION

A Traffic Impact Analysis (TIA) deferral was completed for the subject property which found that a TIA is not required to be submitted as the proposed development is only generating 152 trips per day. The county road network is planned based on traffic sheds and land uses assigned to those traffic sheds based on the Long Range Land Use Plan designations within the traffic sheds. Residential growth in this area of the county is minimal and the existing road network was conceived in support of the density that is proposed in this application. The road serving the property will be built to a standard that is acceptable into the State Highway System. Improvements on Pennington Lane will be provided commensurate with the impacts of the proposed development as required by the Local and State road construction standards.

### CONCLUSION

The proposed development is consistent with the County’s Comprehensive Plan for land uses and growth in this area of the county. Public services and infrastructure have been planned in anticipation of the land uses and the intensity of uses now proposed. The addition of six homes will create very minor increases in demand on public services, and these increases in demand will be addressed through revenues from the increased value of the property that will result from the development proposed. Impacts on infrastructure and potential impacts on the environment are addressed by the minimum requirements of the Design and Construction Standards Manual and other applicable county standards for site development and the cost of the necessary connections and extensions will be borne by the applicant.



Sherman Patrick, Jr. A.I.C.P.

# Attachment H – Applicant’s SB 549 Justification Narrative & Addendum

MATHEW & SHYNI DENNIS  
3716 PENNINGTON LANE  
REZONING



## ADDENDUM TO NARRATIVE AND SUBMITTAL OF JULY 1, 2016 September 2, 2016

The following addendum is submitted in response to a request from the Prince William County Office of Planning received on August 19. The application and supporting materials submitted to the county on July 1 were prepared in accordance with the Prince William County Comprehensive Plan, Zoning Ordinance, Design and Construction Standards Manual, and the *Reference Manual for Rezoning, Special Use Permit, and, Proffer Amendment Applications*. The “*Reference Manual*” is not a document that is reviewed or adopted by the Board of County Supervisors, but is a guide provided by the Office of Planning and is available to the public on the county website. On the date that the subject application was prepared, the *Reference Manual* posted on the county website was annotated as *Revised July 2013*. The Reference Manual used for the preparation of this addendum is annotated as *July 1, 2016*.

The purpose of the following is to identify the minimum application requirements specifically addressed in the application forms, affidavits, and plans provided with the subject proposal as well as how some items are addressed during the preparation of the Comprehensive Plan through financial planning for the county infrastructure and county services planned and provided based on existing and proposed land uses identified in the Comprehensive Plan and minimum requirements of the Zoning Ordinance, Design and Construction Standards Manual, and other permitting processes and regulations applicable to the proposal.

The following section specifically lists statements from the Reference Manual followed by a response addressing the statement.

### **REFERENCE MANUAL**

**Land Use** – Whether the proposed zoning and/or land uses are consistent with the long-range land use designation.

**Response:** The proposed zoning is R-2. The R-2 district is intended to implement the Suburban Residential-Low land use designation of the Comprehensive Plan. This district is designed to provide for and encourage development of quality one-family dwellings at a low suburban density of approximately two dwelling units per acre or less.

The subject parcel is planned SRL, Suburban Residential Low on the Long Range Land Use Plan. The SRL designation suggests densities ranging from 1 to 4 dwelling units per acre. The proposed dwelling unit types and densities are consistent with the proposed Long Range Land Use Designation of SRL and is below the midpoint of 2 units per acre. The lots for the proposed homes range from 0.46 acre to 1.41 acres. Much of the property to the north and east is designated SRL, Suburban Residential Low, and the predominant zonings in this area are R-2 Cluster, A-1, Agricultural and R-4 Cluster. The surrounding lots that are zoned A-1, Agricultural were subdivided prior to the minimum lot size of 1 acre and now 10 acres and

## Attachment H – Applicant’s SB 549 Justification Narrative & Addendum

Pennington Lane Narrative Addendum  
September 2, 2016

therefore are lawfully nonconforming, but inconsistent with the Zoning Ordinance and the Comprehensive Plan.

The Comprehensive Plan for Prince William County contains a clear strategy for responsible, fiscally-sound growth to produce a vibrant, prosperous, stable, “livable” community. The Plan encourages new opportunities for high-end housing and targeted economic development that will strengthen the County’s tax base and balance existing housing and economic activities. It seeks to ensure a high quality of life for all County residents and in particular, the subject proposal forwards the following Comprehensive Plan goals of providing large amounts of open space, maintaining planned levels of residential, and, represents infill development to maximize efficiency of existing infrastructure. The county’s obligation in preparing the Comprehensive Plan is to base land use planning on careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. The comprehensive plan is a guide to accomplishing a coordinated, adjusted and harmonious development of the county which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants. The Comprehensive Plan is used as a resource in the preparation of the Capital Improvements Plan, 6-Year Transportation Plan and for prioritization of a broad range of decisions for the provision of infrastructure and public services.

1. Proposed uses and impacts on public facilities.

**Response:** The proposed use is single-family detached dwelling units on lots ranging in size from the minimum lot size of 20,000 square feet to a maximum of 61,618 square feet. Impacts on public services will be commensurate with other single family dwellings in the surrounding area. These impacts will be consistent with the planned SRL use of the property and have been anticipated by the county in its designation of the property in the Comprehensive Plan.

2. Proposed maximum number of dwelling units, and floor area ratio (FAR) for non-residential uses.

**Response:** Maximum number of dwelling units is seven (7). No non-residential uses are proposed.

3. Maximum height of all proposed structures.

**Response:** Maximum height proposed is that allowed in the R-2, Residential zone as described in section 32-300.05 of the Zoning Ordinance. The generally permitted height for SFD is 35 feet. Accessory buildings may be up to 15 feet in height. The Board of County Supervisors can approve greater heights as a part of a proffered rezoning or special use permit, but no height exceptions are proposed as a part of the subject application.

4. Mitigation of impacts on neighboring properties, including vehicular access plan, landscaping and screening, peripheral setback and yard requirements, and transitioning of density/intensity of land use. (brief description)

## Attachment H – Applicant’s SB 549 Justification Narrative & Addendum

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**Response:** The abutting properties are all used residentially. There will be no land use impact on the surrounding properties. Firwood Manor, Forest Vista and Woodmont are existing single family dwelling communities surrounding the subject property. The proposed use will be similar in appearance and land use activities to the surrounding uses. A large portion of the existing vegetation will be preserved. With the exception of the lot at 3708 Pennington Lane, all of the surrounding lots are predominantly vegetated with mature hardwoods. A house is not proposed in the area adjacent to 3708 Pennington Lane and the limits of clearing proposed by the applicant does not impact the area of the applicant’s property adjacent to 3708 Pennington Lane.

5. Proposed special amenities including a commitment to landscaping with indigenous, drought tolerant species listed in the Design and Construction Standards Manual.

**Response:** Substantial areas of mature trees will be preserved and where required, the applicant will provide landscaping with indigenous, drought tolerant species as listed in the Prince William County Design and Construction Standards Manual (DCSM). The proposed R-2 zoning allows single family dwellings as the principal use and establishes requirements for frontage on a public streets, minimum setbacks, maximum building height and maximum coverage. The GDP and Environmental Constraints Analysis (ECA) demonstrate that the proposed development more than complies with all of the requirements of the R-2 zone. The average lot size is over 0.8 acres (34,848 square feet). The proposed density is 0.98 acres per dwelling, the lowest density recommended by the Comprehensive Plan SRL designation. The amenity offered in this proposal is low density, greater setbacks, lower site coverage and greater open spaces than indicated for the area by the Comprehensive Plan.

6. Proposed phases of development and their relationship to supportive utilities, facilities, transportation, and service components to accommodate the impacts of the development.

**Response:** The proposed development will not be phased. The proposed public street and all required utilities and supportive infrastructure will be constructed in accordance with minimum requirements to accommodate the impacts of the proposed community.

7. Description of proposed permitted waivers and modifications to the Zoning Ordinance.

**Response:** No waivers or modification to the Zoning Ordinance are proposed.

8. A phasing plan ensuring that the primary use of the site, in accordance with the Comprehensive Plan, is predominant throughout site development for town centers and mixed-use development in areas planned Regional Employment Center (REC), Regional Commercial Center (RCC) or Community Employment Center (CEC).

**Response:** N/A. The proposed community does not include a town center or mixed use community and is not located in an area planned REC, RCC or CEC

9. Whether or not the property is located within an approved or planned sector plan area or other special district (e.g., Prince William Parkway Taxing District), and how the proposal

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addresses the goals, objectives, action strategies, and requirements of the sector plan or special district.

**Response:** N/A. The proposed community is not located in an approved or planned sector plan area or other special district such as Prince William Parkway Taxing District.

**Community Design** – How the proposal will address the principles and standards of community design, including the illustrative design guidelines for office development and gateway corridors, such as, but not limited to:

1. Providing pedestrian links between residential and commercial properties and community facilities.

**Response:** A public street with sidewalk curb and gutter is proposed to be constructed with the development of the property.

2. Providing wide sidewalks in commercial areas.

**Response:** N/A. The surrounding area is not zoned or developed commercially.

3. Incorporating crime prevention principles into site and building designs.

**Response:** Crime Prevention Through Environmental Design (CPTED) will be incorporated into the site planning of the proposed development and addressed in progressively greater specificity as appropriate in the future subdivision plan for the community. No structures are proposed that would interfere with police communication facilities.

4. Providing parking at the rear of commercial buildings.

**Response:** N/A. There are no commercial buildings.

5. Locating new structures close to the street edge (non-residential).

**Response:** N/A. There are no non-residential structures.

6. Eliminating or limiting large parking lots between public streets and building entrances (non-residential).

**Response:** N/A. There no large parking lots.

7. Preserving natural and scenic resources in rural areas.

**Response:** N/A. The subject area is classified as a part of the Development Area.

8. Designing permitted non-residential structures in the Rural Area as building groupings, with no large, single-use structures.

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**Response:** N/A The subject area is classified as a part of the Development Area.

9. Protecting historic properties through appropriate design of adjacent properties and preservation of views to and from historic properties.

**Response:** N/A. There are not historic areas on or in view of the subject property.

10. Designing of natural storm water management designs as wet ponds and as architectural features of new developments.

**Response:** The applicant will provide stormwater management in full compliance with Stormwater Management/Best Management Practices (SWM/BMP) standards and site development will be conducted in compliance with the applicable standards of the DCSM and the Erosion and Sediment Control Handbook.

11. Protecting and restoring the natural terrain, drainage, and vegetation.

**Response:** The proposed development will have open spaces that protect and complement existing environmental features on the property. The proposed layout has been designed in order to avoid impacts to the areas of 15%-25% slopes in the southern portion of the proposed development. A large portion of the existing vegetation will be preserved. The impervious area is listed on the ECA as not exceeding 35% (2.39 acres). This coverage includes the proposed public roads and a 56 ft. by 70 ft. building pad on each site. The actual impervious area will be less. The Zoning Ordinance allows 40% impervious areas on residential lots in the R-2, but the individual lot coverage is anticipated to be well below the amount allowed under the zoning category.

12. Aligning new roads to the natural contours of the land.

**Response:** The proposed development will have open spaces that protect and complement existing environmental features on the property. The proposed layout has been designed in order to avoid impacts to the areas of 15%-25% slopes in the southern portion of the proposed development. A large portion of the existing vegetation will be preserved. The impacts are minimal as the proposed development will have 35% impervious area. The Zoning Ordinance allows 40% impervious areas on residential lots in the R-2, but the individual lot coverage is anticipated to be well below the amount allowed under the zoning category.

13. Building architecture, signs, landscaping, lighting, and retention of natural vegetation along roadways and property boundaries.

**Response:** Building architecture will conform to the Uniform Statewide Building Code. There are no signs proposed. Environmental impacts will be mitigated by the relatively low dwelling unit density proposed, by preserving much of the existing vegetation, and designing the layout to specifically avoid more environmentally sensitive areas.

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14. Preserving and/or providing open space.

**Response:** The subdivision layout will include a common area for community use, but will also comply with the development standards described in detail in the DCSM. The home lots range from a ½ acre to 1-1/2 acres and share a cul-de-sac which creates a feeling of community while still providing privacy for the homeowners

**Cultural Resources** – Address the following (if deemed applicable by the cultural resources assessment record check, a **pre-submission requirement**):

**Response:** N/A A Cultural Resources Assessment and Record Check for the subject property did not indicate that there was a probability of archaeological and/or historic sites or graves within the project area.

1. Identify general areas that have historic or scenic assets deserving protection and preservation, and propose measures for protection, preservation, and maintenance of same.

**Response:** N/A. A Cultural Resources Assessment and Records Check was completed with this application and there are no archaeological, historic sites, or graves recorded in the project area.

2. Identify existing cemeteries and measures to protect or relocate them in accordance with state law.

**Response:** N/A.

3. Provide a Phase I, II, and/or III level archaeological study.

**Response:** N/A.

**Economic Development** – For non-residential proposals:

**Response:** N/A. The subject proposal is for residential development, however the Economic Development chapter acknowledges the importance of housing (affordable and executive) as a “business attracting characteristic”.

1. Identify whether or not the proposed use is an existing county-based business or targeted industry, as identified in the Prince William County’s marketing plan.

**Response:** N/A

2. Verify consistency of the proposal with Prince William County’s strategic plan.

**Response:** The Strategic Plan Vision statement is to establish Prince William “as a community of choice, with a strong, diverse economic base, where people choose to live and

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work...” The residential land uses identified in the Comprehensive Plan are a part of the “balanced growth” planned for the county.

### **Environment** – Address the following:

1. Identify how the proposal will preserve, protect, enhance environmental resources in the County, and what mitigation measures are proposed to minimize the environmental impacts of the proposal.

**Response:** The proposed development will have open spaces that protect and complement existing environmental features on the property. The proposed layout has been designed in order to avoid impacts to the areas of 15%-25% slopes in the southern portion of the proposed development. A large portion of the existing vegetation will be preserved. The impacts are minimal as the proposed development will have 35% impervious area.

2. See environmental constraints analysis (Section B, page 12). The analysis should identify how those constraints identified will be addressed by the proposal.

**Response:** An Environmental Constraints Analysis is provided with this application. The Virginia Department of Game and Inland Fisheries Wildlife database identified that no documented endangered or threatened species are known to exist within the project and there are no wetlands or water bodies on the project site

3. Existing or proposed stormwater management (SWM/BMP) facility.

**Response:** The applicant anticipates providing an on-site stormwater management facility in full compliance with Stormwater Management/Best Management Practices (SWM/BMP) standards and site development will be conducted in compliance with the applicable standards of the DCSM and the Erosion and Sediment Control Handbook.

### **Fire and Rescue** – Discuss how fire safety will be addressed:

1. Impacts of the proposal on established level of service (LOS) standards.

**Response:** The subject area is in the First Due Response Area for the Dale City Volunteer Fire Department, Station #20. The area is also within the 4 and 8 minute response times for fire suppression, basic life support, and advanced life support. This community will not have significant impact on the provision of fire and rescue services

2. Additional mitigation measures such as sprinklers and fire-rated construction if outside travel time.

**Response:** N/A. The proposed community will fully comply with fire protection requirements ranging from meeting all building codes to providing fire hydrants.

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3. Proposed improvements, including possible transportation improvements to achieve a satisfactory LOS.

**Response:** A public street meeting minimum design standards is proposed as access to the subject property.

4. Additional fire protection for residential projects with reduced setbacks and zero lot lines.

**Response:** N/A. The subject proposal is for transitional R-2 development with standard setbacks.

**Parks, Open Space and Trails** – Describe how parks, open space and trail needs will be addressed:

1. Impacts of the proposal on established level of service (LOS) standards.

**Response:** The project site is served by two nearby parks, Harry W. Dawson which is located approximately 0.8 miles from the subject site, and John D. Jenkins Park which is located approximately 1.5 miles from the subject site. The Chinn Aquatics and Fitness Center is located approximately 1.2 miles from the subject site. In addition, the applicant will comply with the DCSM procedures regarding Determination of Park Obligation at the time that the subdivision plans are submitted.

2. Identify environmental, heritage, recreational or blueway corridors within the vicinity of the project area.

**Response:** N/A. The named facilities are not in the vicinity of the project area.

3. Improvements proposed.

**Response:** An on-site community open space is shown on the GDP. A substantial portion of the southern corner of the property has been reserved as passive open space and revegetation.

**Police** - Describe how police safety will be addressed:

1. Impacts of the proposal on established level of service (LOS) standards.

**Response:** The planned development is consistent with the long range planning for public services.

2. Identify name(s) and location(s) of police district stations and field offices serving the project area.

**Response:** Eastern District Command Center (Garfield)

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3. Provide information regarding the use and implementation of CPTED in the design of all buildings and sites.

**Response:** Crime Prevention Through Environmental Design (CPTED) will be incorporated into the site planning of the proposed development and addressed in progressively greater specificity as appropriate in the future subdivision plan for the community. The proposed layout of the development features a cul-de-sac that only allows access one way in and one way out, and street lighting in compliance with the DCSM Section 601.09.

4. Identify methods to mitigate adverse impact on police emergency communications systems.

**Response:** No structures are proposed that would interfere with police communication facilities.

### **Potable Water** – Describe how water will be provided to the site:

1. Relationship of the proposed development to supportive public utilities.

**Response:** The property is within the Prince William County Service Authority service area for public water. Minimum standards require connection to public water. Such connections are subject to the applicant being responsible for constructing the infrastructure necessary to serve the proposed community, and paying connection fees (tap fees) which address the service impact costs.

2. Improvements proposed, especially if the proposal relies on groundwater or recharge areas.

**Response:** The improvements necessary are depicted on the GDP. More detailed construction details are required as a part of final site plan review and must comply with the minimum standards of the Prince William County Service Authority. The applicant will be responsible for on-site and off-site improvements required to provide public water to the proposed community. The proposed community does not rely on groundwater or recharge areas.

### **Sanitary Sewer** – Describe how sewer service will be provided to the site:

1. Relationship of the proposed development to supportive public utilities, where consistent with the Comprehensive Plan.

**Response:** The property is within the Prince William County Service Authority service area for public sewer service. Minimum standards require connection to the public sewer system. Such connections are subject to the applicant being responsible for constructing the infrastructure necessary to serve the proposed community, and paying connection fees (tap fees) which address the service impact costs.

2. Improvements proposed.

**Response:** The improvements necessary are depicted on the GDP. More detailed construction

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details are required as a part of final site plan review and must comply with the minimum standards of the Prince William County Service Authority. The applicant will be responsible for on-site and off-site improvements required to provide public sewer to the proposed community.

**Schools** – For residential proposals, identify methods to reduce impacts on the public school system:

1. Impacts of the proposal on established level of service (LOS) standards.

**Response:** The impacts of the proposed development on schools are minimal. Based on the statistics maintained by the Prince William County School Board staff the average household in Prince William County has 0.63 school age children per home. The proposed community will generate 4.41 school age children. This is less than a 1% increase to all of the elementary, middle and high school enrollment for the schools that serve that will serve the proposed community. Also, homes within the proposed community are expected to have an assessed value well above the county average and will be “revenue positive.”

2. Improvements proposed.

**Response:** Public schools currently serving the subject area are Vaughan Elementary, Woodbridge Middle, and Gar-Field High School. Lake Ridge Middle School is undergoing an expansion to address enrollment capacity needs in the eastern side of Prince William County. This is an area of the county where very few new homes are being constructed, therefore redistricting could help alleviate capacity issues at Woodbridge Middle School.

**Telecommunications** – For telecommunications infrastructure proposals, describe how the impacts of telecommunications structures to adjacent properties will be addressed:

**Response:** N/A. No telecommunication facilities are proposed, and no structures that will impede communications are proposed.

**Zoning Ordinance Submission Requirements** – Address submission requirements as found in Section 32-240.20 of the Zoning Ordinance:

**Transportation** – Describe measures to achieve level of service ‘D’ or better:

1. Impacts of the proposal on established level of service (LOS) standards.

**Response:** The county road network is planned based on traffic sheds and land uses assigned to those traffic sheds based on the Long Range Land Use Plan designations within the traffic sheds. As a result, the existing road network has been developed using traffic modeling that anticipates the density now proposed. The countywide transportation model, transportation policies, transportation planning, 6-Year prioritization of road projects and bond projects are based on maintaining LOS D or better. The subject proposal generate a very minor increase in traffic in the county transportation network.

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2. Improvements proposed, both motorized and non-motorized.

**Response:** The road serving the proposed community will meet minimum standards of the county and the Virginia Department of Transportation. Improvements on Pennington Lane will be provided commensurate with the impacts of the proposed development as required by the Local and State road construction standards.

3. Traffic impact analysis (TIA) as determined by PWC Transportation (pre-submission requirement).

**Response:** The Design and Construction Standards Manual does not require a Traffic Impact Analysis (TIA) not generating significant impact on the road network. Similarly, the subject proposal does not require a TIA based on the minimum standards of the Virginia Department of Transportation. Documentation of a TIA deferral was provided with the application material.

4. Address connectivity of trails and sidewalks within a community and to adjacent properties.

**Response:** N/A. There are not trails or sidewalks on the adjoining streets, however, sidewalks are proposed within the proposed community and will connect with Pennington Lane.

5. If applicable, narrative should generally address requirements discussed in VDOT 527 regulations (determined at TIA scoping session).

**Response:** N/A. The subject proposal does not require a TIA based on the minimum standards of the Virginia Department of Transportation.

### SECTION B – Plans

**Plat** – The plat must be prepared by a certified land surveyor or licensed civil engineer (see Section 700.20 of the Zoning Ordinance) and contain the following: A separate plat is preferred for submission. The boundary description should conform with the information shown on the plat. Plat information may be incorporated into the special use permit plan or rezoning general development plan.

**Response:** A separate rezoning plat was provided was provided with the information included with the application, affidavits and written narrative submitted on July 1, 2016 and includes the following information:

1. Bearings and distances with a scale of 1" = 100' or less, for all property lines and existing and proposed zoning district lines.
2. Area of land proposed for consideration, in square feet or acres.
3. Scale and north point.

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4. Names of boundary roads or streets and width of existing rights-of-way.
5. Geographic Parcel Identification Number (GPIN)
6. The following notes are to be included on the rezoning plat as applicable:
  - a. Deed Description (Notes to be used when rezoning plat is not based on field run boundary survey):
    - The area(s) for rezoning, as shown hereon, are/is based upon deed/plats of record and does not purport to represent a field run boundary survey by Design Build Concepts at this time.
    - The proposed rezoning is by the entirety of the subject parcel(s), and not by metes and bounds or areas, all of which are subject to minor revisions based upon a current field run boundary survey
  - b. Boundary Survey (Not to be used when rezoning plat is based on field run survey):
    - The area(s) for rezoning as shown hereon, are/is based upon a current filed run boundary survey by Design Build Concepts and conforms with the standards established by the Commonwealth of Virginia, and the configuration may differ from that shown on the Prince William County Mapper.

**General Development Plan (GDP)** – Refer to Sections 700.20 and 700.21 of the Zoning Ordinance.

**Response:** A GDP was provided was provided with the information included with the application, affidavits and written narrative submitted on July 1, 2016 and includes the following information:

1. Vicinity map at 1" = 2,000'.
2. Owner and project name.
3. Parcel identification numbers, name, present zoning, and zoning and use of all abutting or contiguous parcels.
4. Property lines with bearings and distances, and existing and proposed zoning district lines.
5. Area of land proposed for consideration, in square feet or acres.
6. Scale and north point.
7. Names of boundary roads or streets and width of existing rights-of-way.
8. Easements and encumbrances.

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9. Topography, indicated by contour lines with an interval of not more than 5 feet.
10. Proposed roads, with right-of-way width, including those identified in the Comprehensive Plan that will connect with or pass through the subject property.
11. General locations of proposed major access points to existing streets and to future rights-of-way identified in the Comprehensive Plan.
12. Both sides of existing rights-of-way, with all existing and planned curb cuts shown.
13. List of the proposed density for each dwelling unit type, and/or intensity of each nonresidential use.
14. Locations of open space and buffer areas, storm water management facilities, and community and public facilities.
15. Location of existing and proposed utilities.
16. Vehicular and pedestrian circulation plan, including traffic counts and typical street sections, right-of-way improvements, access points, travel ways, parking, loading, stacking, sidewalks, and trails.
17. Layout and orientation of buildings and/or improvements, building use, setbacks, and restriction lines.
18. Location and design of screening and landscaping.

### **Environmental Constraints Analysis (ECA)**

The ECA shall provide a description and generalized mapping of natural site conditions, with an emphasis on those significant environmental features that could be affected by the proposed development, and those that will be retained upon completion. A quantification of the acreage and percentage of the environmental features should also be included.

**Response.** A GDP was provided was provided with the information included with the application, affidavits and written narrative submitted on July 1, 2016 and includes the following information:

1. A written indication that there are wetlands, or Chesapeake Bay resource protection areas on the property.
2. Areas having slopes of 15% and greater, clearly indicated by separate shading devices.
3. Estimate the amount and extent of impervious and proposed pervious surfaces. General locations of impervious surfaces and estimate maximum impervious surface amounts upon completion of a development.

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4. Limits of Clearing (Disturbance)
5. There is no area designated Environmental Resource (ER).
6. Areas of the property that will remain in a natural or undisturbed state upon completion of the project (including woodland conservation areas).
7. Written indication that there are no federal and state endangered or threatened plant and animal species and species of special concern as identified on the Natural Heritage Resource Map and at the Department of Game and Inland Fisheries.
8. Written indication that there is “no floodplain” and there are no watercourses on the property.
9. Areas of highly erodible, highly permeable, and marine clay soils (Category 2 and 3) and measures to avoid or mitigate development on sensitive soils must be described or illustrated.
10. There are no water bodies, including non-tidal wetlands and shoreline will be protected during construction (as characterized on USGS maps, Corps of Engineers Jurisdictional Determinations, 100-year floodplain and RPA)
11. Specimen trees shall be located and identified on the plan.
12. Vegetative cover types including existing woodlands, the limits of clearing and grading, and information on the age of stand using descriptions of forest cover using names of forest cover types taken from “Forest Cover Types of the United States and Canada.”
13. There are no perennial streams on the property and therefore it is not necessary to describe or show how to mitigate impacts of development on the areas adjacent to perennial streams is provided.

The only direction provided in the request of August 19 and significant revision to the Reference Manual is the following statement:

### **SB 549 Justification Narrative - Identify Impacts for the following:**

- a) Specifically identify all of the impacts of the proposed rezoning/proffer amendment;

**Response:** The impacts appropriate to rezoning review are specifically addressed.

- b) Propose specific and detailed mitigation strategies and measures to address all of the impacts of the proposed rezoning/proffer amendment;

**Response:** The mitigation strategies and measures are addressed through the submittal provided, and through compliance by the applicant and the county with the enabling statutes for planning, zoning, environmental regulations and fiscal management.

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- c) Specifically address whether all of the mitigation strategies and measures are consistent with all applicable law, including, but not limited to, Virginia Code 15.2-2303.4 (effective July 1, 2016);

**Response:** The proposed rezoning and land uses comply with the mitigation measures of the applicable law.

- d) Specifically demonstrate the sufficiency and validity of those mitigation strategies using professional best accepted practices and criteria, including all data, records, and information used by the applicant or its employees or agents in identifying any impacts and developing any proposed mitigation strategies and measures.

**Response:** Mitigation measures proposed are those established by the county and State and are inherently valid.

## Attachment I – Proffer Legislation Information

### **Senate Bill 549 – New Proffer Legislation**

#### Effect:

- Created Virginia Code § 15.2-2303.4, which limits the ability of local governments to request/accept proffers for residential rezonings/proffer amendments.<sup>1</sup>

#### Applicability:

- Applies only to residential rezonings and to the residential component of mixed-use rezonings.
- Does not apply to commercial rezonings or the commercial component of mixed-use rezonings.
- Does not apply to special use permits.
- Applies only to applications/cases filed on or after July 1, 2016; does not apply applications/cases filed before July 1, 2016.

#### Elements of the New Statute:

- Prohibits localities, including Prince William County, from requesting or accepting any “unreasonable” proffer.
- Prohibits localities from denying any rezoning where such denial is based in whole or in part on an applicant’s failure to submit an “unreasonable proffer.”

#### What Makes a Proffer “Unreasonable?”

- The statute deems proffered conditions unreasonable unless:
  - The condition addresses an impact that is “specifically attributable” to the proposed use.
    - Previously, courts have only required a reasonable “nexus” between the impacts of the proposed use and the conditions proffered to mitigate those impacts.

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<sup>1</sup> This outline will only use the term “rezoning,” but in each instance, that term is meant to include proffer amendment applications.

## Attachment I – Proffer Legislation Information

- In addition to meeting the “specifically attributable” standard, proffers related to off-site improvements are deemed unreasonable unless they address an impact to an offsite public facility such that:
  - the proposed use creates a need or identifiable portion of need for a public facility improvement in excess of existing public facility capacity

AND

- the proposed use receives a “direct and material benefit” from a proffer for a public facility improvement.

**Note that under the statute, all cash contributions are considered off-site proffers.**

### Consequences of Suggesting, Requesting or Requiring an Unreasonable Proffer:

- The new statute states that:

“In any action in which a locality has denied a rezoning or an amendment to an existing proffer and the aggrieved applicant proves by a preponderance of the evidence that it refused or failed to submit an unreasonable proffer or proffer condition amendment that it has proven was suggested, requested, or required by the locality, the court shall presume, absent clear and convincing evidence to the contrary, that such refusal or failure was the controlling basis for the denial.”
- This impacts the long-used and well-understood “fairly debatable” standard historically applied by Virginia courts in such cases. It establishes a higher burden on the locality to defend its actions if an unreasonable proffer has been “suggested, requested or required.”
- It is therefore very important that the County avoid suggesting, requesting or requiring proffers deemed unreasonable under the statute.

### Many Typical Proffers Are Still Acceptable:

- Reasonable proffers establishing use restrictions, maximum density, site layout, design and architecture are still acceptable under the new statute.

## Attachment I – Proffer Legislation Information

### Board/County Response:

In response to SB 549, the Board adopted a resolution on May 17, 2016, which did the following:

1. Repealed the residential portion of the County's Policy Guide for Monetary Contributions, effective July 1, 2016;
2. Directed County staff to research and prepare new policies to address the mitigation of impacts of residential rezonings;
3. Directed County staff to require applicants in residential rezoning cases to identify all impacts of their proposed use, propose detailed mitigation strategies to address those impacts, state whether those mitigation strategies are consistent with the new proffer statute, and to demonstrate the validity of those mitigation strategies using professional best accepted practices and criteria;
4. Initiated a review of residential rezoning and proffer amendment application fees to determine the costs of reviewing the impact analysis required as part of the application;
5. Initiated a Comprehensive Plan Amendment to review all levels-of-service standards, including the capacity of various types of County infrastructure; and
6. Directed staff to close out all outstanding Comprehensive Plan map amendments with residential components by June 30, 2016, unless a concurrent rezoning application has been filed.

As directed by the Board, County staff has begun the process of researching, reviewing and preparing new policies to mitigate the impacts of residential rezonings.

## Attachment I – Proffer Legislation Information

**MOTION: CANDLAND**

**May 17, 2016  
Regular Meeting  
Res. No. 16-509**

**SECOND: LAWSON**

**RE: INITIATE ACTIONS IN RESPONSE TO SENATE BILL 549 RELATING TO CONDITIONAL ZONING FOR RESIDENTIAL REZONINGS AND PROFFER AMENDMENTS**

**ACTION: APPROVED**

**WHEREAS**, the General Assembly passed and the Governor approved Senate Bill 549 (SB 549) which amends the Virginia Code relating to conditional zoning for residential rezonings and proffer amendments; and

**WHEREAS**, the Board strongly opposed SB 549 (and its companion bill House Bill 770) due to its significant negative impacts on the County and other localities, as stated in Resolution Number 16-185; and

**WHEREAS**, SB 549 becomes effective on July 1, 2016, is prospective only and will only apply to any residential rezoning and proffer amendment applications filed on or after July 1, 2016; and

**WHEREAS**, on June 17, 2014, the Board of County Supervisors adopted the Policy Guide for Monetary Contributions to provide guidelines for the proffer of conditions for the rezoning of property; and

**WHEREAS**, the Policy Guide for Monetary Contributions, in whole or part, could be determined to be inconsistent with SB 549;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors does hereby:

1. Repeal the residential portion of the Policy Guide for Monetary Contributions effective July 1, 2016;
2. Authorize and direct County staff to prepare and submit policy proposals related to mitigating the impacts of proposed residential rezonings and proffer amendments for the Board's consideration;

## Attachment I – Proffer Legislation Information

May 17, 2016  
Regular Meeting  
Res. No. 16-509  
Page Two

3. Authorize and direct County staff to amend the residential rezoning and proffer amendment application criteria effective July 1, 2016, until such time as the Board directs otherwise, to require that all applicants (i) specifically identify all of the impacts of the proposed rezoning and/or proffer amendment, (ii) propose specific and detailed mitigation strategies and measures to address all of the impacts of the proposed rezoning and/or proffer amendment, (iii) specifically address whether all of the mitigation strategies and measures are consistent with all applicable law, including, but not limited to, Virginia Code § 15.2-2303.4 (effective July 1, 2016), and (iv) specifically demonstrate the sufficiency and validity of those mitigation strategies using professional best accepted practices and criteria, including all data, records, and information used by the applicant or its employees or agents in identifying any impacts and developing any proposed mitigation strategies and measures;
4. Initiate a residential rezoning and proffer amendment fee review to determine the costs associated with the review of the required impact and analysis materials;
5. Initiate a Comprehensive Plan amendment to review all level of service standards, including, but not limited to, the capacity of the various types of County infrastructure; and
6. Effective July 1, 2016, close all outstanding Comprehensive Plan long range land use plan map amendments with a residential component which were initiated by the Board and for which no concurrent rezoning application has been filed as of June 30, 2016.

**Votes:**

**Ayes:** Anderson, Caddigan, Candland, Jenkins, Lawson, Nohe, Stewart

**Nays:** None

**Absent from Vote:** Principi

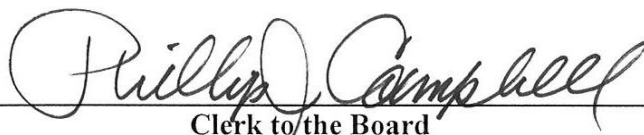
**Absent from Meeting:** None

**For Information:**

Planning Director

County Attorney

ATTEST: \_\_\_\_\_

  
Clerk to the Board

VIRGINIA ACTS OF ASSEMBLY -- 2016 SESSION

CHAPTER 322

*An Act to amend the Code of Virginia by adding a section numbered 15.2-2303.4, relating to conditional zoning.*

[S 549]

Approved March 8, 2016

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding a section numbered 15.2-2303.4 as follows:

**§ 15.2-2303.4. Provisions applicable to certain conditional rezoning proffers.**

A. For purposes of this section, unless the context requires a different meaning:

"New residential development" means any construction or building expansion on residentially zoned property, including a residential component of a mixed-use development, that results in either one or more additional residential dwelling units or, otherwise, fewer residential dwelling units, beyond what may be permitted by right under the then-existing zoning of the property, when such new residential development requires a rezoning or proffer condition amendment.

"New residential use" means any use of residentially zoned property that requires a rezoning or that requires a proffer condition amendment to allow for new residential development.

"Offsite proffer" means a proffer addressing an impact outside the boundaries of the property to be developed and shall include all cash proffers.

"Onsite proffer" means a proffer addressing an impact within the boundaries of the property to be developed and shall not include any cash proffers.

"Proffer condition amendment" means an amendment to an existing proffer statement applicable to a property or properties.

"Public facilities" means public transportation facilities, public safety facilities, public school facilities, or public parks.

"Public facility improvement" means an offsite public transportation facility improvement, a public safety facility improvement, a public school facility improvement, or an improvement to or construction of a public park. No public facility improvement shall include any operating expense of an existing public facility, such as ordinary maintenance or repair, or any capital improvement to an existing public facility, such as a renovation or technology upgrade, that does not expand the capacity of such facility. For purposes of this section, the term "public park" shall include playgrounds and other recreational facilities.

"Public safety facility improvement" means construction of new law-enforcement, fire, emergency medical, and rescue facilities or expansion of existing public safety facilities, to include all buildings, structures, parking, and other costs directly related thereto.

"Public school facility improvement" means construction of new primary and secondary public schools or expansion of existing primary and secondary public schools, to include all buildings, structures, parking, and other costs directly related thereto.

"Public transportation facility improvement" means (i) construction of new roads; (ii) improvement or expansion of existing roads and related appurtenances as required by applicable standards of the Virginia Department of Transportation, or the applicable standards of a locality; and (iii) construction, improvement, or expansion of buildings, structures, parking, and other facilities directly related to transit.

"Residentially zoned property" means property zoned or proposed to be zoned for either single-family or multifamily housing.

"Small area comprehensive plan" means that portion of a comprehensive plan adopted pursuant to § 15.2-2223 that is specifically applicable to a delineated area within a locality rather than the locality as a whole.

B. Notwithstanding any other provision of law, general or special, no locality shall (i) request or accept any unreasonable proffer, as described in subsection C, in connection with a rezoning or a proffer condition amendment as a condition of approval of a new residential development or new residential use or (ii) deny any rezoning application or proffer condition amendment for a new residential development or new residential use where such denial is based in whole or in part on an applicant's failure or refusal to submit an unreasonable proffer or proffer condition amendment.

C. Notwithstanding any other provision of law, general or special, (i) as used in this chapter, a proffer, or proffer condition amendment, whether onsite or offsite, offered voluntarily pursuant to § 15.2-2297, 15.2-2298, 15.2-2303, or 15.2-2303.1, shall be deemed unreasonable unless it addresses an impact that is specifically attributable to a proposed new residential development or other new residential use applied for and (ii) an offsite proffer shall be deemed unreasonable pursuant to

## Attachment I – Proffer Legislation Information

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subdivision (i) unless it addresses an impact to an offsite public facility, such that (a) the new residential development or new residential use creates a need, or an identifiable portion of a need, for one or more public facility improvements in excess of existing public facility capacity at the time of the rezoning or proffer condition amendment and (b) 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. For the purposes of this section, 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.

D. Notwithstanding any other provision of law, general or special:

1. Actions brought to contest the action of a locality in violation of this section shall be brought only by the aggrieved applicant or the owner of the property subject to a rezoning or proffer condition amendment pursuant to subsection F of § 15.2-2285.

2. In any action in which a locality has denied a rezoning or an amendment to an existing proffer and the aggrieved applicant proves by a preponderance of the evidence that it refused or failed to submit an unreasonable proffer or proffer condition amendment that it has proven was suggested, requested, or required by the locality, the court shall presume, absent clear and convincing evidence to the contrary, that such refusal or failure was the controlling basis for the denial.

3. In any successful action brought pursuant to this section contesting an action of a locality in violation of this section, the applicant may be entitled to an award of reasonable attorney fees and costs and to an order remanding the matter to the governing body with a direction to approve the rezoning or proffer condition amendment without the inclusion of any unreasonable proffer. If the locality fails or refuses to approve the rezoning or proffer condition amendment within a reasonable time not to exceed 90 days from the date of the court's order to do so, the court shall enjoin the locality from interfering with the use of the property as applied for without the unreasonable proffer. Upon remand to the local governing body pursuant to this subsection, the requirements of § 15.2-2204 shall not apply.

E. The provisions of this section shall not apply to any new residential development or new residential use occurring within any of the following areas: (i) an approved small area comprehensive plan in which the delineated area is designated as a revitalization area, encompasses mass transit as defined in § 33.2-100, includes mixed use development, and allows a density of at least 3.0 floor area ratio in a portion thereof; (ii) an approved small area comprehensive plan that encompasses an existing or planned Metrorail station, or is adjacent to a Metrorail station located in a neighboring locality, and allows additional density within the vicinity of such existing or planned station; or (iii) an approved service district created pursuant to § 15.2-2400 that encompasses an existing or planned Metrorail station.

2. That this act shall be construed as supplementary to any existing provisions limiting or curtailing proffers or proffer condition amendments for new residential development or new residential use that are consistent with its terms and shall be construed to supersede any existing statutory provision with respect to proffers or proffer condition amendments for new residential development or new residential use that are inconsistent with its terms.

3. That this act is prospective only and shall not be construed to apply to any application for rezoning filed prior to July 1, 2016, or to any application for a proffer condition amendment amending a rezoning for which the application was filed prior to that date.