



PLANNING COMMISSION RESOLUTION

MOTION:

May 10, 2023

SECOND:

**Regular Meeting
Res. No. 23-xxx**

**RE: REZONING #REZ2022-00010, KINGS CREST
OCCOQUAN MAGISTERIAL DISTRICT**

ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request to rezone ±81.65 acres of vacant land from A-1, Agricultural, to SR-1, Semi-Rural Residential District to allow development of 31 single-family dwellings; and

WHEREAS, the subject property is located to the southeast of the Occoquan River along Prince William Parkway with one side of the parcel to the north of the parkway (site north), and one side of the parcel to the south of the parkway (site south); access to the property is provided via Fingerlake Way to the north of the Parkway, and via Coloriver Road and Running Brook Road to the south of the Parkway; it is addressed as 6400 Prince William Parkway; and is identified on County maps as GPIN 7994-70-7727; and

WHEREAS, the site is currently designated CRes-1B, Conservation Residential in the Comprehensive Plan; and

WHEREAS, the site is zoned A-1, Agricultural; and

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

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on May 10, 2023, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning #REZ2022-00010, Kings Crest, subject to the proffers dated April 28, 2023,

ATTACHMENT: Proffer Statement, dated April 28, 2023

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

Attest:

Oly Peña
Clerk to the Planning Commission

**PROFFER STATEMENT
KINGS CREST**

Rezoning: REZ # 2022-00010

Owners: Claude T. Compton and Bankhead Thornton Davies, Co-Executors of The Estate of Percival Ashby Lewis, Jr. (Deceased) whose heirs are Gail G. Green, David Green, Christopher Gallagher and Claude T. Compton

Contract Purchaser/Applicant: NVP, Inc., a Virginia Corporation

Subject Property: GPIN No. 7994-70-7727 (One legal Parcel)

Existing Zoning: A-1, Agricultural

Proposed Zoning: SR-1

Acreage: 81.65 acres +/- total (per field survey)

Date: April 28, 2023

Pursuant to Section 15.2-2303 of the Code of Virginia, as amended, the undersigned hereby proffers that the use and development of the referenced Subject Property (hereinafter the "Property") shall be in substantial conformance with the following conditions. Unless otherwise specified, any improvements proffered herein shall be provided at the time of development of the portion of the site adjacent to the improvement or within the same section, as shown on the GDP. The term "Applicant," as referenced herein, shall include within its meaning all current and future owners, successors in interest and assigns of the Property. These proffers are contingent on (i) the rezoning of the Property from the A-1 (Agricultural) to the SR-1 (semi-rural residential) districts, and (ii) their acceptance by the Board of County Supervisors. In the event this rezoning is not granted as applied for by the Applicant, these proffers shall be deemed 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.

The following document is hereby incorporated and proffered as part of this rezoning application: the Generalized Development Plan prepared by Land Design Consultants, Inc., which is titled *Kings Crest*, dated August 30, 2021, and last revised March 7, 2023, and containing sheets 1, 2, 2A, 3, 3A, 4, 4A and 5 ("the GDP").

1. DEVELOPMENT & USE

- 1.1 The Property shall be developed and used for no more than thirty-one (31) single-family detached homes, in substantial conformance with the GDP.

- 1.2 Development of the Property shall be in substantial conformance with the GDP; provided, however, that minor modifications and alterations may be made, due to engineering and regulatory review considerations at the time of final subdivision plan review.
- 1.3 The Property may be developed in two or more separate phases, at the discretion of the Applicant.

2. TRANSPORTATION

2.1 Access & Street Configuration

- a. The driveway access points to individual lots shall be determined at the time of final subdivision plan review.
- b. All on-site internal streets shall be public. These public streets shall be designed, right-of-way dedicated and improvements constructed, all according to County and VDOT standards and/or any approved modifications.
- c. "No Parking" or other signage limiting subdivision street parking shall be installed prior to bond release, if requested by VDOT at the time of final subdivision plan review.

- 2.2 As a condition of final subdivision plan approval, the Applicant shall dedicate to the Prince William Board of County Supervisors, at no cost to the County, right-of-way, construction easements and utility easements for the extensions of Fingerlake Way and Running Brooke Road, as well as, additional public streets and cul-de-sacs, all as generally shown on the GDP. Subject to receiving all necessary approvals from Prince William County and the VDOT, the Applicant shall design and construct the public subdivision streets as shown on the GDP.

2.2.1 At the time of development for the adjacent property, currently identified as GPIN# 8093-17-6354, and at the request of the County, the Applicant shall dedicate to the Prince William Board of County Supervisors, at no cost to the County, right-of-way and construction easements for the areas noted as "Prop. Reservation (Interparcel Access)" on the GDP. Such reservation areas shall be shown on the final subdivision plan approved in connection with development of the Property per the GDP. Design and construction of these future interparcel connections shall not be the responsibility of the Applicant.

- 2.3 In the event the Applicant is not able to acquire off-site right-of-way or easements required in order to provide any off-site road, drainage or utility improvements, including but not limited to, any easements required for utilities, sight distance and

stormwater management or outfall, the Applicant shall request the County to acquire the right-of-way and/or easements by means of its condemnation powers at the Applicant's expense. The Applicant's request shall be in writing and shall comply in all respects with the County's Eminent Domain Policy. Said request shall be made to the appropriate County agency and shall be accompanied by the following:

- a. The names of the record owners, the property addresses, tax map parcel numbers and GPIN numbers for each landowner from whom such right-of-way and/or easements are sought.
- b. Plats, plans and profiles showing the necessary right-of-way and/or easements to be acquired and showing the details of the proposed transportation improvements to be located on each such property.
- c. Pursuant to Virginia Code Section 25.1-417, a determination of the value of the Property will be based on the following:
 - (i) If the assessed value is less than \$25,000, then the value shall be determined by assessment records or other objective evidence; or
 - (ii) if the assessed value is greater than \$25,000 an independent appraisal of the value of the right-of-way and easements to be acquired, and any and all damages to the residue of the involved property, said appraisal to be performed by an appraiser licensed in Virginia and approved by the County.
- d. A 60-year title search of each involved property.
- e. Documentation demonstrating to the County's satisfaction regarding the Applicant's good faith, best efforts to acquire the right-of-way and/or easements, at a cost of at least the appraised value of the involved property interests.
- f. A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw on the same as necessary to effectuate the purposes hereof.
- g. An Agreement signed by the Applicant's representative and approved by the County Attorney whereby the Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, attorney fees for the Office of the County Attorney, and

all other costs associated with the litigation, including appeals. The Agreement shall specifically provide that in the event any property owner is awarded in the condemnation proceeding more than the appraised value estimated by the Applicant's appraiser, the Applicant shall pay to the County the amount of the award in excess of the amount represented by the letter of credit or cash deposit within 15 days of the award.

3. PARKS AND RECREATION

- 3.1 The Applicant shall make a level of service monetary contribution to the Prince William Board of County Supervisors in the amount of \$5,591 per residential dwelling constructed on the Property, to be used for parks and recreation capital facilities, as determined by the Board of County Supervisors. Said contribution shall be made prior to and as a condition of the issuance of a certificate of occupancy for each dwelling.
- 3.2 If allowed by VDOT, the Applicant shall provide an asphalt surface 6 foot wide trail connection to the Prince William Parkway shared use path, as generally shown on Sheets 3, 3A, 4 and 4A of the GDP, to be maintained by the HOA. Such trail shall be available for public use and shown on the final subdivision plan and/or plat. The Applicant reserves the right to adjust the location and connection point based upon final engineering and subject to VDOT approval.

4. ENVIRONMENT

- 4.1 The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per gross acre of the Property, to be used for water quality monitoring, stream restoration projects and/or drainage improvements. Said contribution shall be paid prior to and as a final condition of final subdivision plan approval and shall be based on the total acreage reflected on the subdivision plan.
- 4.2 The limits of clearing and grading shall be in substantial conformance with the limits shown on the GDP. Minor modifications to the limits of clearing and grading shall be permitted, subject to approval by the County, for the installation of septic fields and their appurtenances and construction of storm drainage outfalls or other requirements that may be deemed required by the County and set forth by the Design and Construction Standards Manual (DCSM). Facilities for LID, stormwater management and best management practices ("SWM/BMP") shall not encroach into any Resource Protection Area ("RPA"), except for grading and materials which are necessary to adequately outfall said facility or as permitted by the DCSM.
- 4.3 The Applicant shall record covenants, conditions and restrictions to enforce the preservation and protection of "Open Space Areas" which are defined herein as

those areas shown on the GDP as "PROP 50' HCOD BUFFER", "Parcel A", "Parcel B", "Parcel C", "Parcel D" and "Parcel E". Said covenants, conditions and restrictions shall provide the following: (i) that except for construction and maintenance of utilities, trails, public road access and LID/SWM/BMP facilities, said Open Space Areas shall remain predominantly undisturbed in their existing natural condition and be allowed to regenerate into and/or continue as a native natural forest, with no construction or other use occurring, except for the disturbance and/or construction related to utilities, public road access, trails and LID/SWM/BMP facilities (including their access and outfall); and, (ii) under the guidance of the County, the Applicant or a homeowners' association ("HOA") may remove any trees and/or vegetation that would be deemed a safety hazard, be deemed invasive, and/or cause property damage.

- 4.4 The foregoing restrictions shall not preclude the Applicant from utilizing the Open Space Areas for BMP calculations and credits. The final locational boundaries of these Open Space Areas shall be determined in connection with the first subdivision plan review. Said Open Space Areas shall be retained predominantly in their existing natural condition and no use shall be made of, nor shall any improvements be made in said areas (other than that allowed herein) without specific authorization from the Prince William County Department of Public Works. The fee simple owner of property located within an Open Space Area shall be responsible for maintenance of the property. The restrictions set forth herein shall be recorded as a covenant running with the land, binding upon the Grantor and its heirs, successors and assigns in title, and such restriction may not be removed without the written consent of Prince William County.
- 4.5 Stormwater management facilities (including LID) shall be provided on-site, in accordance with DCSM standards. The Applicant may locate these facilities on individual private lots or open space in accordance with BMP Table 7-6 found in the DCSM and they shall be maintained by the homeowners' association. Facilities shall be provided in the approximate locations shown on sheets 3 and 3A of the GDP, subject to modifications and changes as may be approved by the County in connection with subdivision plan review. LID techniques may be used, including, but not limited to: on-site infiltration, bio-retention facilities (rain gardens), open space conservation, grass swales or trenches, rain water cisterns with controlled outfall via french drains, or similar measures. The locations and specific techniques to be utilized shall be determined by the Applicant at the time of plan review. LID facilities shown on sheet 3 of the GDP may be subject to modification or relocation during plan review. The initial home buyers shall be informed in the sales disclosure packet of the type and required maintenance for any LID techniques used on the Property. Compliance with this proffer shall be demonstrated at final subdivision plan submission.
- 4.6 To facilitate adequate expansion of tree and shrub roots to support healthy plants, all planting areas and buffers, which have been subject to pavement and/or

compaction shall have prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3-feet, and b) a top dressing of 4-inches to 6-inches of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5-percent by volume of cinders, stones, gravel, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1-inch in diameter. The topsoil shall contain a minimum of 5-percent natural fine organic matter, such as organic compost, leaf mold, peat moss, etc.

- 4.7 The Applicant shall establish permanent "Conservation Area" easements overlaying those portions of buildable lots that have steep slopes and native forest that are located outside of the final approved limits of Clearing and Grading as established by the subdivision plan. These permanent "Conservation Area" easements shall preserve and protect the native forest community and steep slopes greater than 26 percent that are shown as outside the limits of Clearing and Grading on the approved final subdivision plan for the following lots depicted on sheets 3 and 3A of the GDP: Lots 9, 16, 17, 21, 22 and 26. Said permanent "Conservation Area" easements shall be shown on each final subdivision plan and plat. No clearing or improvements shall be made within these permanent "Conservation Area" easements, with the exception of the following circumstances and conditions:
- a. The removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as damaged, dead, dying, or hazardous trees or dead, dying shrubbery.
 - b. The installation and maintenance of fences, storm drainage outfalls, and utility crossings to serve the Property only, provided the routing of said improvements is aligned to minimize land disturbance and adverse impacts to existing indigenous vegetation.

The clearing and improvement restrictions for the "Conservation Area" easements and a reference to this proffer shall be placed within the deed of subdivision and within the covenants, conditions and restrictions recorded against all lots created in the subdivision of the Property.

Said "Conservation Area" easements shall include the following or similar language, subject to approval by the County Attorney: "The Grantor does hereby create and reserve various Conservation Areas as set forth on the Plat. Said Conservation Areas are for the purpose of preserving and protecting native forest community, steep slopes and intermittent streams. These Conservation Areas shall be retained predominantly in their existing natural condition and no land disturbance or improvements may be made in said areas (other than (a) the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as damaged, dead, dying, or hazardous trees or dead, dying shrubbery; and (b) the installation and maintenance of fences, storm drainage outfalls, and utility crossings to serve

the Property only, provided the routing of said improvements is aligned to minimize land disturbance and adverse impacts to existing indigenous vegetation) without specific written authorization from the Prince William County Department of Public Works. The fee simple owner of the property located within said Conservation Area shall be responsible for maintenance of the property. The restrictions set forth herein for said Conservation Area shall be covenants running with the land, binding upon the Property owner and its heirs, and successors in title, and such restrictions may not be removed or modified without the prior written consent of Prince William County Department of Public Works and the Homeowners' Association. Such restrictions, conditions and covenants may be enforced by the HOA, the County and/or by any other fee owner of any portion of the Property."

5. TREE PRESERVATION

- 5.1 Tree Preservation Plan: The Applicant shall provide a Tree Preservation Plan with the first submission of each final subdivision plan to address the preservation of the trees in the undisturbed areas, as shown on the GDP. The Tree Preservation Plan shall be in accord with Paragraph III of the DCSM Plant Selection Guide and be prepared by a professional with experience in the preparation of these plans, such as a certified arborist, registered consulting arborist or landscape architect. Said plan shall be subject to the review and approval of the Prince William County Public Works.
- 5.2 Tree Preservation Walk-through: The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the tree preservation walk-through meeting. During the tree preservation walk-through meeting, the Applicant's representative shall walk the limits of clearing and grading with a County Arborist, to determine whether minor adjustments to the clearing and grading limits can be made to increase the area of tree preservation and/or to increase the survivability of mature trees at the edge of the limits of clearing and grading. Trees that are identified as unhealthy, dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees to be saved and associated understory vegetation. If a stump is removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.
- 5.3 Reforestation: If the Applicant elects to reforest any denuded areas, such reforestation shall consist of installing container seedlings of indigenous species, a minimum of 12" in height, located at a minimum, every 5-feet on center, or at an adjusted (lesser) density based on the concurrence of the Chief of Environmental Management Division or his designee. The final location and extent of any reforestation shall be determined based on engineering and a soils analysis during

the review of the final subdivision plans. The timing of plantings shall be in accordance with the dates recommended by the Virginia Department of Forestry: on or between October 1st and December 1st or March 20th and May 15th. Plantings shall include a mixture of overstory and understory trees that are indigenous and drought resistant species.

6. PUBLIC SAFETY

The Applicant shall make a level of service monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,053.00 per residential dwelling constructed on the Property, to be used for public safety facility purposes in the County. Said contribution shall be made prior to and as a condition of issuance of a certificate of occupancy for each dwelling.

7. SCHOOLS

The Applicant shall make a level of service monetary contribution to the Prince William Board of County Supervisors in the amount of \$10,271 per residential dwelling constructed on the Property, to be used for school facility purposes in the County. Said contribution shall be made prior to and as a condition of issuance of a certificate of occupancy for each dwelling.

8. COMMUNITY DESIGN

8.1 At the time of submission of a final subdivision plan to Prince William County, the Applicant shall provide the Lake Ridge Occoquan Coles Civic Association's Planning, Environment, Land Use and Transportation Committee (LOCCA-PELT) and the Mid County Civic Association of Prince William (MIDCO) with copies of the initial submission of the final subdivision plans and, when available, the house elevation plans for the purposes of courtesy review. To demonstrate compliance, a copy of the cover letter to LOCCA-PELT and MIDCO shall be submitted with the final subdivision plan to the County.

8.2 The Applicant may construct and maintain a monument sign in the general location(s) shown on the GDP, which shall be limited to eight feet (8') in height. It shall be landscaped with a combination of ground cover/annuals, shrubs/grasses and/or trees, and shall incorporate only natural materials, such as wood, stone and/or brick. Said sign shall be subject to obtaining required sign permits.

8.3 All houses shall have front facades that incorporate one or more of the following materials or elements: brick, stone (natural or manufactured), composite siding and/or a combination thereof, and shutters. Further, brick, stone (natural or manufactured) or "beaded" siding shall be utilized on any house's side or rear elevation which is visible to a public road. The primary color palette for the building facades shall consist of natural and/or earth tone colors. Metallic, bright

white or fluorescent tones shall be prohibited as the primary color scheme but may be used as architectural accents. The Applicant shall submit building elevations to the County no less than two weeks prior to requesting a building permit release letter to ensure compatibility with this design theme.

- 8.4 Homeowners' Association ("HOA"): An HOA shall be created by the Applicant and shall be made responsible for the ownership, maintenance, preservation, covenant enforcement and repair, in perpetuity, of all common areas—to include any trails, stormwater management facilities (to the extent required by the DCSM), landscaping, buffers, fencing and signs located therein – and be made responsible for the repair and maintenance of LID facilities, monument entrance signs and landscaping. The HOA shall have the authority to contract with one vendor for the trash and refuse service for its members, in order to reduce the disruption and frequency of truck traffic on neighborhood streets.
- 8.5 Universal Design: In addition to any Virginia Uniform Statewide Building Code requirements, Universal Design Options such as, but not limited to, the following list, shall be offered at the time of initial purchase to be installed at the purchaser's sole choice and expense:
- a. Blocking for reinforcement of fall grab bars;
 - b. Front entrance doors that are a minimum of 36 inches wide;
 - c. Electrical outlets that are a minimum of 18 inches high on the wall;
 - d. Light switches and thermostats that are located a maximum of 48 inches high on the wall;
 - e. Lever door handles instead of door knobs on main entry door and interior doors;
 - f. Weather sheltered main entry door;
 - g. Smart thermostats; and
 - h. If a first-floor bathroom is installed, a curb-less shower or a shower with a maximum two inch high curb and/or a console sink in lieu of a cabinet-style vanity.
- 8.6 Lot Lighting: Each buildable lot shall be provided with one homeowner owned and maintained lamp post light, which shall be located within the front yard.
- 8.7 The Applicant shall provide a landscape screen within the rear setback of lots depicted on the GDP as Lot 9, Lot 12 and Lot 31, to include native plants selected by the Applicant after outreach with abutting homeowners. This landscape screen shall be installed prior to and as a condition of issuance of a certificate of occupancy for each new dwelling on said lots. The landscape screens shall be protected from removal by recorded covenants, conditions and restrictions (CCRs) that are enforceable by the homeowners' association. Such protection from removal may not be deleted from this proffer or the recorded CCRs without the prior written consent of Prince William County.

9. HOUSING

The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$500.00 per residential dwelling to be used by the County's Housing Preservation & Development Fund. Said contribution shall be made prior to and as a condition of issuance of a certificate of occupancy for each dwelling constructed on the Property.

10. WELL AND SEPTIC

The residential lots shall be served by private well and on-site sewage disposal systems. The exact alignment, location and extent of each facility needed to serve the use shall be submitted for review with each site plan submission for the Property. The final design shall be approved by the Health Department prior to final plan approval.

11. ESCALATOR CLAUSE

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

[SIGNATURES TO FOLLOW ON NEXT PAGE]

**CLAUDE T. COMPTON,
Co-Executor of the Estate of Percival Ashby Lewis, Jr.**

By: _____

Date: _____

**BANKHEAD THORNTON DAVIES,
Co-Executor of the Estate of Percival Ashby Lewis, Jr.**

By: _____

Date: _____



STAFF REPORT

PC Meeting Date:	May 10, 2023
Agenda Title:	Rezoning #REZ2022-00010, Kings Crest
District Impact:	Occoquan Magisterial District
Requested Action:	Recommend Approval of Rezoning #REZ2022-00010, Kings Crest, subject to proffers dated April 28, 2023
Department:	Planning Office
Case Planner:	Scott F. Meyer / Alexander I. Vanegas

EXECUTIVE SUMMARY

This is a request to rezone ±81.65 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, to allow development of up to thirty-one (31) single-family detached dwellings.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning #REZ2022-00010, Kings Crest, subject to the proffers dated April 28, 2023.

BACKGROUND

- A. Request: To rezone ±81.65 acres of vacant land from A-1, Agricultural, to SR-1, Semi-Rural Residential District to allow development of 31 single-family dwellings.

Uses/Features	Existing	Proposed with Rezoning
Zoning	A-1, Agricultural	SR-1 (Semi-Rural Residential Cluster)
Use(s)	Vacant	31 single-family detached residential units
Uses/Features	Required in SR-1 zoning district	Proposed with SR-1 Development (as proffered)
Rezoning Area	No minimum development area for lots served by public water and sewer. A minimum of 25 acres for lots on well and septic shall be required unless the development area is part of and fully integrated into a larger cluster or planned residential project.	Total Project Area = ±81.65 acres
Lot Size	20,000 square feet (SF) area minimum, with cluster option	At least one acre
Density	Up to 1 dwelling unit per acre	1 dwelling unit per 2.64 acres
Open Space	35% (28.58 acres)	44% (35.92 acres)

- B. Site Location: The subject property is located along the north and south sides of Prince William Parkway east of the terminus of Fingerlake Way and east of the terminus of Running Brook Road. The site is addressed as 6400 Prince William Parkway and is identified on County maps as GPIN 7994-70-7727.
- C. Comprehensive Plan: The site is designated CRes-1B, Conservation Residential, which recommends 1 dwelling unit per 2 acres, in the Comprehensive Plan and is partially located within the Environmental Resource Protection Overlay.
- D. Zoning: The site is zoned A-1, Agricultural, and is located within the Domestic Fowl Overlay District, Agritourism and Arts Overlay District, and partially located within the Prince William Parkway Highway Corridor Overlay District.

- E. Surrounding Land Uses: The subject site is surrounded by single-family detached housing in all directions. As mentioned above, the subject site is located along Prince William Parkway with one side of the parcel to the north of the parkway (site north), and one side of the parcel to the south of the parkway (site south).
- F. Background & Context: The subject property is currently vacant and undeveloped. It is located adjacent to the Hunters Ridge subdivision and Spring Lakes Estate. The Applicant (NVP, Inc) seeks this rezoning from A-1, Agricultural, to SR-1, Semi-Rural Residential Cluster, to allow for the development of up to 31 single-family detached lots that will be clustered to preserve approximately forty-four percent (44%) of the property as open space. The proposed development will provide a context-sensitive semi-rural residential product that is consistent with the surrounding residential subdivisions.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2022-00010, Kings Crest, subject to the proffers dated April 28, 2023, for the following reasons:

- The proposed rezoning to SR-1, Semi-Rural Residential, as proffered, is consistent with and directly implements the CRes 1-B, Conservation Residential, while limiting impacts to the ERPO, Environmental Resource Protection Overlay, identified in the Comprehensive Plan.
- The proposal will deliver a cohesive and context-sensitive semi-rural residential product that is consistent with the surrounding residential subdivisions.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is currently designated CRes 1-B, Conservation Residential, with a portion in the ERPO, Environmental Resource Protection Overlay. The requested SR-1, Semi-Rural Residential, zoning district, as proffered, is consistent with and directly implements the CRes 1-B, Conservation Residential, land use classification and limits impacts to the ERPO, Environmental Resource Protection Overlay.

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

The Applicant has provided a Proffer Justification Narrative, which was dated April 14, 2023. The LOS impacts related to this subject rezoning request would be mitigated by the monetary proffers provided by the Applicant, as per the Proffer Statement dated April 28, 2023, as follows:

Environmental	\$75.00 per acre (based on 81.65 acres)	\$75 x 81.65 acres	\$6,123.75
Parks & Recreation	\$5,591 per single-family detached (SFD) unit	\$5,591 x 31 SFDs	\$173,321.00
Public Safety	\$1,053 per SFD unit	\$1,053 x 31 SFDs	\$32,643.00
Schools	\$10,271 per SFD unit	\$10,271 x 31 SFDs	\$318,401.00
TOTAL LOS \$ CONTRIBUTION			\$530,488.75

Community Input

Notice of the rezoning proposal has been transmitted to property owners within 500 feet of the site. The applicant conducted several meetings with Mid County Civic Association of Prince William (MIDCO), Lake Ridge Occoquan Coles Civic Association – Planning, Environment, Land-Use and Transportation Committee (LOCCA-PELT) and the Hunters Ridge Homeowners Association (HOA). MIDCO provided a letter of support dated January 23, 2023.

As of the date of this staff report, the Planning Office has not received any verbal or written comments other than mentioned above on this proposal and is not aware of any opposition.

Other Jurisdiction Comments

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

Legal Issues

If the rezoning is approved, the ±81.65 acre project site could be developed as a semi-rural residential community, as proffered, through the SR-1 zoning district. If the proposal is denied, the site can be utilized through the by-right uses in the A-1 zoning district. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until August 8, 2023, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Scott F. Meyer | (703) 792-6876

smeyer@pwcgov.org

ATTACHMENTS

Attachment A - Area Maps

Attachment B - Staff Analysis

Attachment C - Historical Commission Resolution

Attachment D - Proffer Justification Narrative

Attachment E - General Development Plan (GDP)

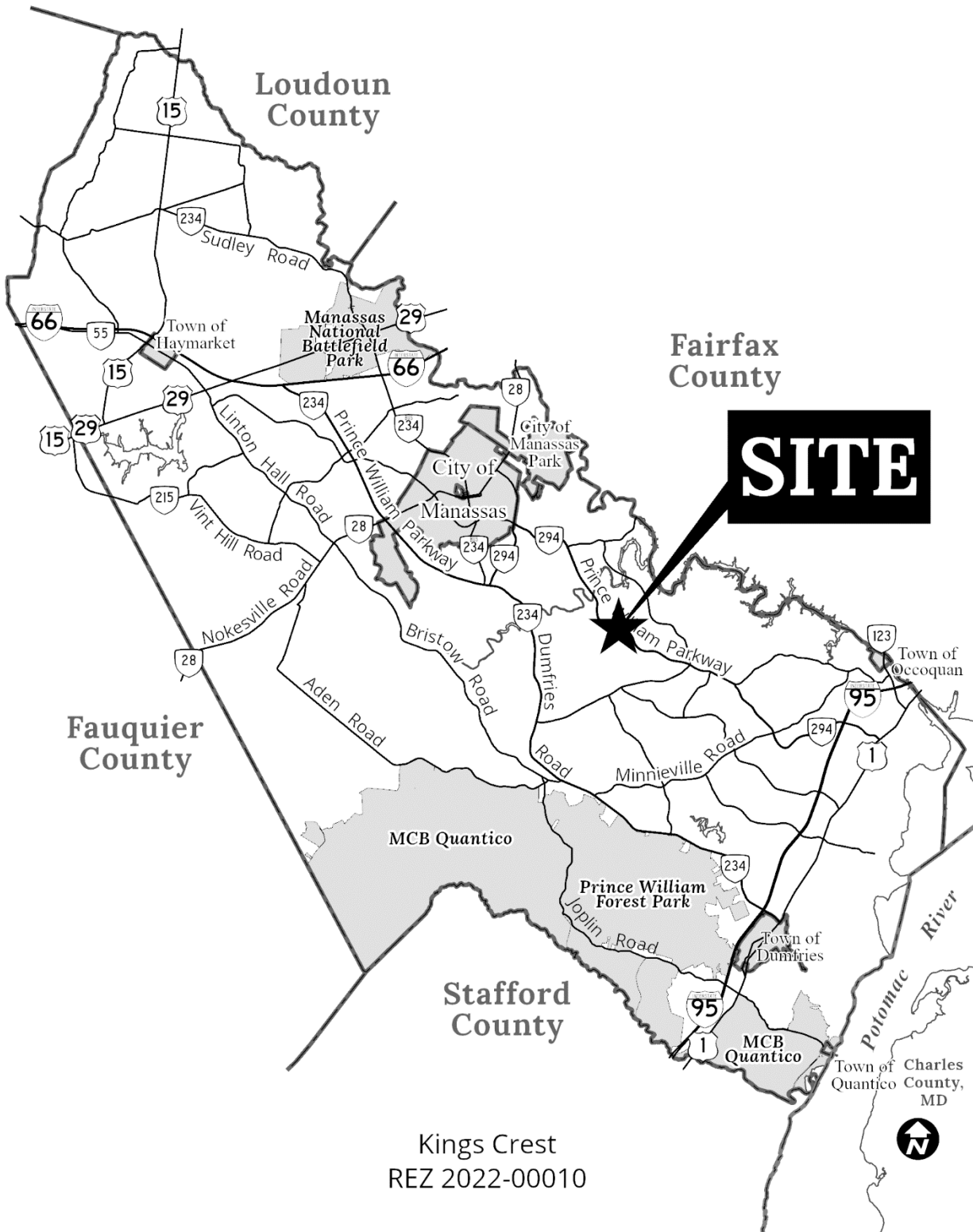
Attachment F - Environmental Constraints Analysis (ECA)

Attachment G - Color Illustrative Plan/Density Exhibit

Attachment H - Illustrative Home Elevations

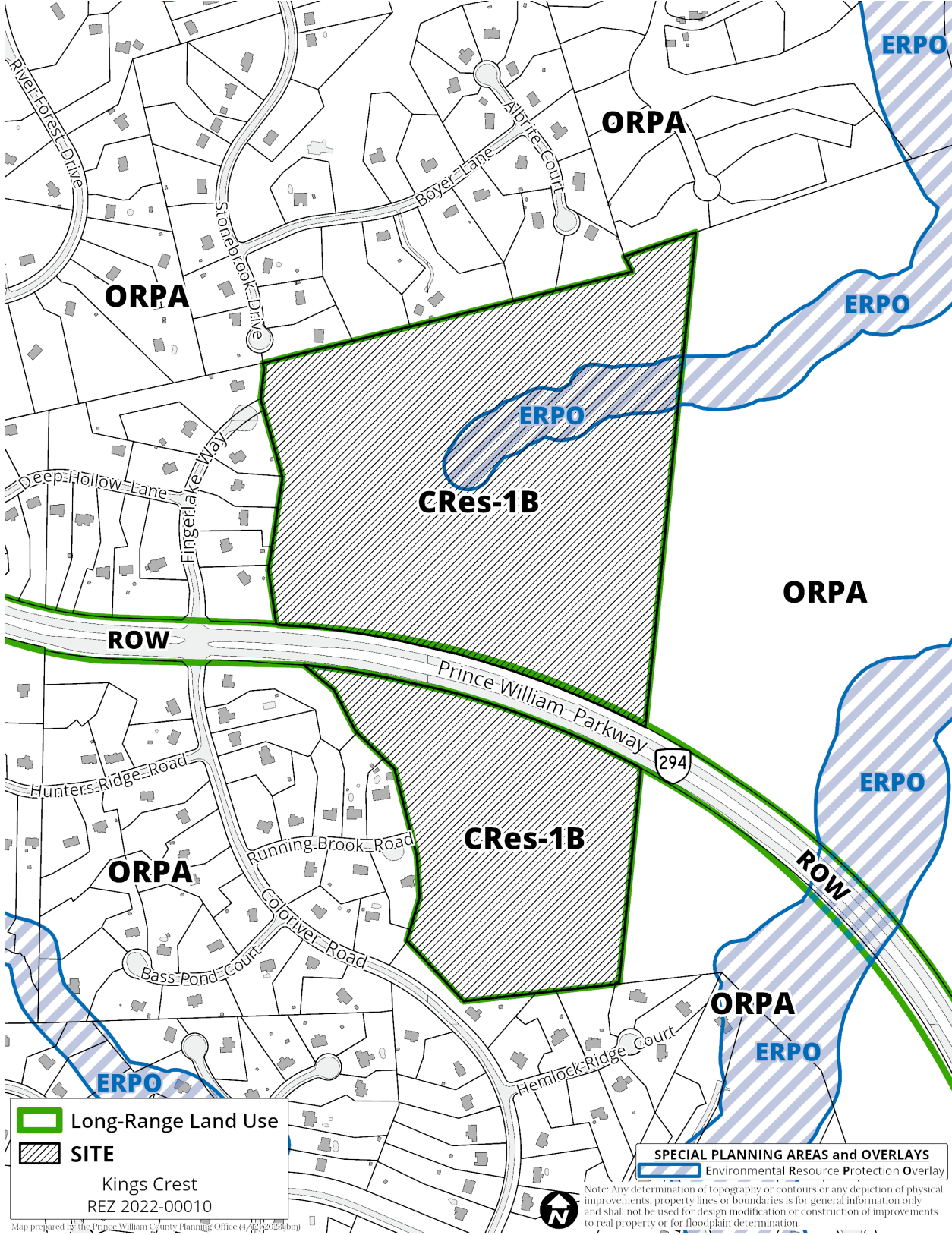
Attachment I - Site Photographs

Attachment J - Schools Impact Statement



Kings Crest
REZ 2022-00010



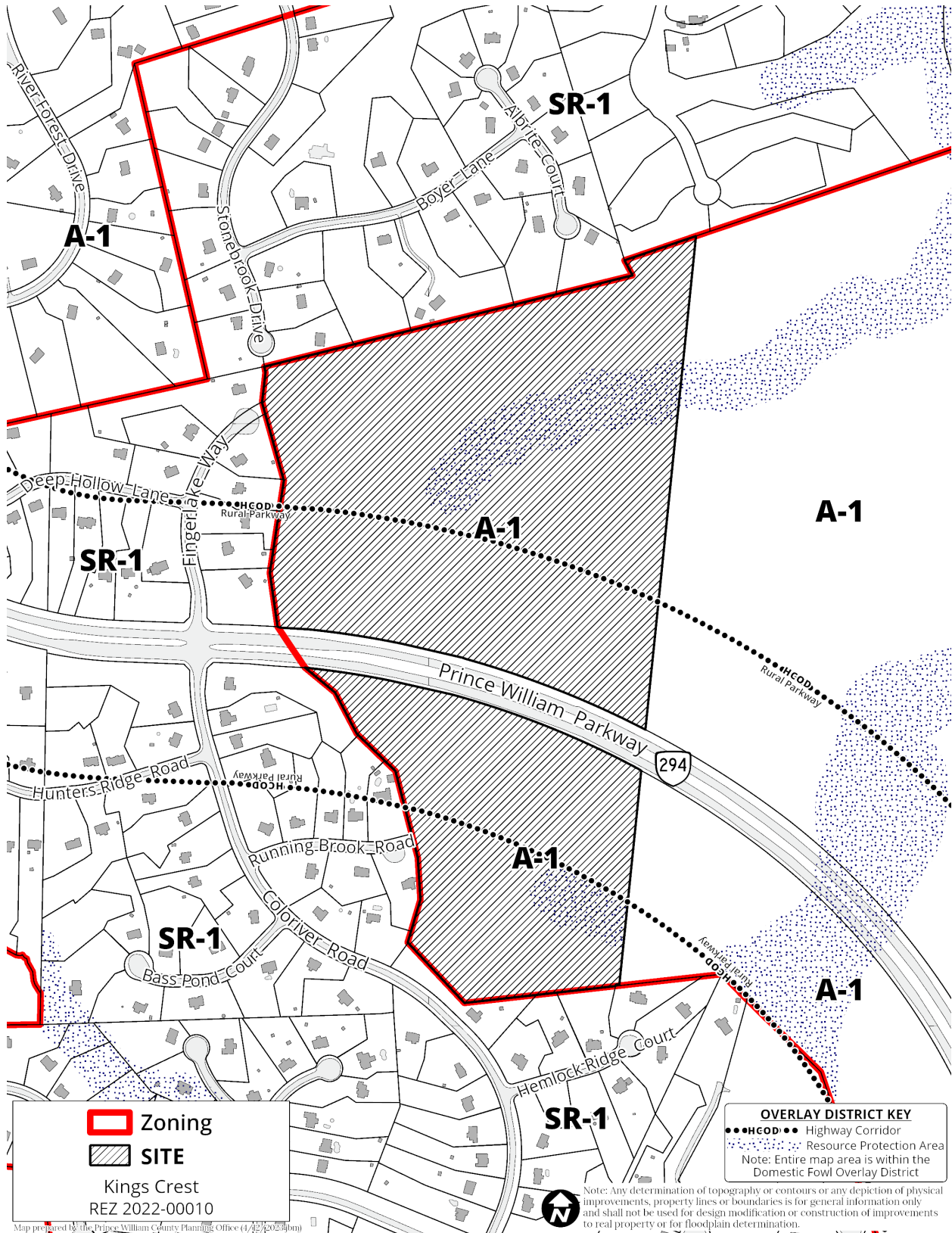


Long-Range Land Use
SITE
 Kings Crest
 REZ 2022-00010

SPECIAL PLANNING AREAS and OVERLAYS
 Environmental Resource Protection Overlay

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

Map prepared by the Prince William County Planning Office (4/22/2023/bm)



Zoning
 SITE
 Kings Crest
 REZ 2022-00010

OVERLAY DISTRICT KEY

- HCOD ●●● Highway Corridor
- Resource Protection Area

Note: Entire map area is within the Domestic Fowl Overlay District

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

Map prepared by the Prince William County Planning Office (1/12/2023/bm)

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

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

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Housing	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Schools	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see attached maps in previous section):

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Mostly residential lots consisting of Spring Woods Estate and Whispering Dove Estates.	ORPA	SR-1
South	Semi-rural residential consisting of Hunters Ridge subdivision.	ORPA	SR-1
East	Semi-rural residential, mostly undeveloped land consisting of the Delaney tract.	ORPA	A-1
West	Semi-rural residential consisting of Hunters Ridge subdivision.	ORPA	SR-1

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided with 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.

Proposal's Strengths

- **Land Use & Zoning Compatibility:** The site is designated CRes-1B, Conservation Residential, which recommends 1 dwelling unit per 2 acres in the Comprehensive Plan and is partially located within the Environmental Resource Protection Overlay. The requested SR-1 zoning district, with proposed layout, implements the CRes-1B, Conservation Residential, land use classification in the Comprehensive Plan. Given the overall context of the area, the proposed development will deliver a cohesive, infill-type, and context-sensitive semi-rural residential product that is consistent with the surrounding residential subdivisions.
- **Consistency with Semi-Rural Residential Intent:** Based on the most recent submission, the overall gross density is 1 dwelling unit per 2.64 acres, which is consistent with the CRes-1B, Conservation Residential, recommendation of 1 dwelling per 2 acres. Generally speaking, the development layout corresponds to the CRes 1-B use classification and the ERPO overlay and is consistent with surrounding residential development.

Proposal's Weaknesses

- **Open Space Inconsistency for Use Designation:** The CRes, Conservation Residential 1-B does recommend up to 60% open space and this proposal is providing approximately 44% open space. However, the SR-1 does require a minimum of 35% open space, and this proposal exceeds the open space requirement for the zoning district.

On balance, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

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

Proposal's Strengths

- **Benefits Through Design Option:** As proposed, the Applicant is pursuing the SR-1 zoning district to emphasize protection of natural vegetation and topographic features. In this case, the Applicant is proposing 35.92 acres of open space (44% of the total 81.65 acre site area), which is considerably more than the standard open space requirement for the SR-1 zoning district of 35%.
- **Landscape Buffering:** As proffered and shown on the GDP, a 50-foot landscape buffer with additional tree save and open space areas are proposed along both the north and south sides of the Prince William Parkway.
- **Homeowner's Association:** As proffered, the Applicant shall create a new homeowner's association (HOA) for the Property. The HOA will be responsible for the maintenance of any common open space, landscaped areas, signage, or other amenities in common areas.
- **Design and Conditions:** The Applicant has proffered that all homes will consist of front facades that incorporate one or more of the following materials or elements: brick, stone (natural or manufactured), composite siding and/or a combination thereof, and shutters. Further, brick, stone (natural or manufactured) or "beaded" siding shall be utilized on any house's side or rear elevation which is visible to a public road. The primary color palette for the building facades shall consist of natural and/or earth tone colors. Metallic, bright white or fluorescent tones shall be prohibited as the primary color scheme but may be used as architectural accents. In addition, the Applicant has proffered to incorporate options of universal design.
- **Courtesy Review:** The Applicant has proffered at the time of submission of a final subdivision plan to Prince William County, the Applicant shall provide the Lake Ridge Occoquan Coles Civic Association's Planning, Environment, Land Use and Transportation Committee (LOCCA-PELT) and the Mid County Civic Association of Prince William (MIDCO) with copies of the initial submission of the final subdivision plans and, when available, the house elevation plans for the purposes of courtesy review.
- **Entry Sign Feature:** In the event the Applicant provides a freestanding entry sign on the Property, such sign shall be monument-style, not to exceed eight (8) feet in total height, with low-growth landscaping around the sign base. This sign shall be subject to obtaining all required sign permits.

Proposal's Weaknesses

- None identified.

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

Cultural Resources Plan Analysis

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

The County Archaeologist and Historical Commission both concur with these findings. The resolution from the Historical Commission meeting is attached at the end of this report.

Proposal's Strengths

- **No Further Work:** The Historical Commission reviewed this proposal at its November 9, 2021, meeting and determined that no further work was needed. The County Archaeologist concurs.

Proposal's Weaknesses

- None identified.

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

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting, and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds. The site is entirely wooded with Resource Protection (RPA) features, forested wetlands, and a total of 33 specimen trees (20 of which are proposed for removal).

SUBWATERSHED: Occoquan River subshed 416

IMPERVIOUS / PERVIOUS AREA: 13.23 acres / 68.42 acres
 AREA OF DISTURBANCE: 47.42 acres
 RARE, THREATENED, AND ENDANGERED SPECIES: None

SOILS:

No.	Soils name	Slope	Erodibility
21B	Fairfax loam	2-7%	Moderate
21C	Fairfax loam	7-15%	Severe
23C	Gaila Sandy loam	7-15%	Severe
23D	Gaila Sandy loam	15-25%	Severe
23E	Gaila Sandy loam	25-50%	Severe
24B	Glenelg-Buckhall complex	2-7%	Severe
24C	Glenelg-Buckhall complex	7-15%	Severe
24D	Glenelg-Buckhall complex	15-25%	Severe
25A	Glemnville loam	0-4%	Slight
38B	Meadowville loam	0-5%	Slight
41B	Neabsco loam	0-7%	Slight

The Applicant is proposing a semi-rural residential development, which is consistent with the character of surrounding residential development pattern. It is important to note that the initial application consisted of 39 single-family dwellings and the Applicant reduced the amount to 31 single-family dwelling units to address concerns with disturbance to the Environmental Resource areas of the site.

The final submission layout is designed to minimize impacts to the natural vegetation and topographic features, while concentrating the proposed development as to minimize man-made improvements and taking existing site features into consideration.

Water Quality

A \$75 per gross acre (±81.65 acres) monetary contribution to the Board of County Supervisors for water quality monitoring, stream restoration, and/or drainage improvements has been proffered. Such a contribution shall be made prior to and as a condition of final site/subdivision plan approval with the amount to be based on the acreage reflected on the plan.

Proposal's Strengths

- Minimizing Impacts through Limits of Disturbance (LOD): By reducing the number of dwelling units, the Applicant has proposed a limit of disturbance (LOD) delineation that avoids and preserves almost all the forested wetlands onsite and additional forested areas. The overall site layout has taken into account the existing environmental resources and intact forested areas and has been designed to avoid such features. In summary, the Applicant is prioritizing features for preservation and providing open space in excess of the minimal requirements.

- Buildable lots with steep slopes and native forest: Lots 9, 16, 17, 21, 22, and 26 identified as being near steep slopes and native forest areas, but are outside the clearing and grading areas. The Applicant has proffered to establish permanent "Conservation Area" easements overlaying those portions of buildable lots that have steep slopes and native forest that are located outside of the final approved limits of Clearing and Grading as established by the subdivision plan.

Proposal's Weaknesses

- Specimen Tree Impact: Only 13 of the 33 specimen trees onsite are slated for preservation. To address this issue, the Applicant revised the layout and GDP to increase the area of tree preservation and open space with the reduction of 8 lots. In addition, the Applicant shall provide a Tree Preservation Plan with the first submission of each final subdivision plan to address the preservation of the trees in the undisturbed areas, as shown on the GDP. The Tree Preservation Plan shall be in accord with Paragraph III of the DCSM Plant Selection Guide and be prepared by a professional with experience in the preparation of these plans, such as a certified arborist, registered consulting arborist, or landscape architect.

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

Fire and Rescue Plan Analysis

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

Fire & Rescue Station #26 on Davis Ford Road is the first due fire/rescue resource for the project site, which is located approximately 0.23 miles northeast of Prince William Parkway and 2.62 miles from the subject property. The northern portion of the property is within and the southern portion of the property is outside the required 4.0-minute travel time for Basic Life Support and Fire. The site is entirely within the 8.0-minute travel time for Advanced Life Support. In FY 2022, Fire & Rescue Station #26 responded to 2,024 incidents, with a workload capacity of 2,000 incidents per year.

Proposal's Strengths

- Monetary Contribution: As proffered, the Applicant will make a monetary contribution to the Board of County Supervisors for \$1,053 per single-family detached dwelling unit for public safety purposes, which includes fire and rescue services. Said contribution shall be made prior to and as a condition of issuance of an occupancy for each residential unit.

- Inside of 8.0-Minute Travel Time: The site is located within the 8.0-minute travel time for advanced life support services.

Proposal's Weaknesses

- Station Workload: According to Fiscal Year 2022 figures, Fire and Rescue Station #26 responded to 2,024 incidents, while the workload capacity is 2,000. As such, it is operating somewhat over capacity.

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

Housing Plan Analysis

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

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

Since there are now adopted policies for housing affordability in the County, an affordability component should be considered at some level for this project. In addition to providing a monetary contribution, this project is providing additional housing inventory, which the County has generally acknowledged is needed to help reduce overall housing prices.

Proposal's Strengths

Monetary Contribution: In the latest submission, the Applicant has proffered to provide \$500 per residential unit for the Housing Preservation and Development Fund.

Proposal's Weaknesses

- None identified.

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

Parks, Open Space and Trails Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of parks, 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.

PARKS AND RECREATION FACILITIES WITHIN THE SERVICE AREA OF THE DEVELOPMENT

<u>Park Type</u>	<u>Park Name</u>
Neighborhood	None
Community	PWC Stadium Complex/Pfizer Stadium
Regional	Andrew Leitch Park/Waterworks Waterpark Ben Lomond Regional Park/Splashdown Waterpark
Linear/Greenway	None
Natural/Cultural Resource	None
School/Community Use	None
Trails	Existing shared use path along Prince William Parkway

The Prince William County Comprehensive Plan contains levels of service (LOS) standards for parks and recreation areas. The Department of Parks, Recreation & Tourism is responsible for parks and recreation services and facilities and has determined LOS standards from government requirements, professional and industrial standards, citizen surveys, and citizen expectations.

The Department no longer utilizes per capita standards for parks or park facilities as it is an unproven method for identifying recreational needs on a neighborhood level. The current LOS standards for parks and recreation facilities are based on metrics that consider park type, park service areas, park quality, and percentage of park acres county-wide. Per the Comprehensive Plan, the Department has identified a need for: an additional 5,000 acres of County-owned parkland; additional neighborhood parks throughout the county, which can be offset by HOA neighborhood park type features or pocket parks; and, upgrades to parks so that all parks obtain a grade “B” or higher based on the Department quality rankings.

In support of the above, Strategy PK 1.7 of the Parks, Recreation & Tourism Chapter of the County’s Comprehensive Plan contains provisions where DPRT may seek an acceptable mix of on-site recreational amenities and/or off-site park accommodations adequate to offset anticipated additional park impacts of a development. On-site amenities are intended to meet the neighborhood park needs of the development and generally be consistent with the amenities identified under the Neighborhood Park classification in Appendix A of this Plan. When anticipated park impacts cannot adequately be accommodated on-site – or when a development is relatively

small and/or has few residential units – DPRT typically requests that and off-site accommodation be provided, which can be satisfied either through the donation/dedication of park land or a monetary contribution for park upgrades in the development’s park planning district.

PARKS AND RECREATION FACILITIES

Based on the latest submission, the Department of Parks, Recreation & Tourism (DPRT) concludes that the proposed development does not create a need for typical onsite/neighborhood park-type amenities, and that a majority of the park and recreation needs of this development would best be served with offsite mitigation. As such, the impacts will be addressed by the proposed level of service (LOS) monetary contribution.

After review, DPRT concludes that the applicant has adequately addressed the level of service for parks and recreation with the proffered monetary contribution. In summary, DPRT concludes that the Applicant has addressed all previous concerns and offers no objections to approval.

Proposal’s Strengths

- **Monetary Contribution:** The Applicant has proffered a monetary contribution of \$5,591 per single-family detached dwelling unit for parks and recreation purposes. Said contribution shall be made prior to and as a condition of issuance of a building permit for each residential unit.
- **Onsite Trail Commitment:** The applicant has proffered an on-site 6-foot-wide natural surface trail for the residents of the development.

Proposal Weaknesses

- None identified.

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

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

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

The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles in the overall design, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>.

Proposal's Strengths

- **Minimal Impacts to Levels of Service:** The Police Department does not believe this application will create a significant impact on calls for service. However, the applicant has proffered \$1,053 per unit as part of the combined Public Safety, which includes Fire & Rescue and Law Enforcement.

Proposal's Weaknesses

- None identified.

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

Potable Water Plan Analysis

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

The Service Authority has identified that public water is not available at the site. The closest Service Authority asset is an existing 12-inch water main located approximately 2.2 miles east of the site near the intersection of Prince William Parkway and Davis Ford Road.

The proposed development will be served by private water wells. The final location of the wells will be determined upon completion of field testing and subject to approval by the Prince William County Health District. The exact alignment, location and extent of each facility needed to serve the use shall be submitted for review with each site plan submission for the Property. The final design shall be approved by the Health Department prior to final plan approval.

Proposal's Strengths

- None identified.

Proposal's Weaknesses

- None identified.

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

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer when feasible and at the expense of the applicant.

The Service Authority has identified that public sewer is not available at the site. The closest Service Authority asset is an existing 10-inch gravity sewer main located approximately 2.2 miles east of the site near the intersection of Prince William Parkway and Davis Ford Road.

As a result, the proposed development will be served by private onsite septic systems. The final location of the septic drainfields will be determined upon completion of field testing and subject to approval by the Prince William County Health District.

Proposal's Strengths

- None identified.

Proposal's Weaknesses

- None identified.

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

Schools Plan Analysis

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

Based on the most recent submission, the Schools Division provided a School Board Impact Statement, dated November 12, 2021 (pending update to be sent as a separate memo). This entire document is attached at the end of this report.

For reference purposes, such student generation, enrollment, capacity, Capital Improvements Program (CIP) projects information is provided below, as applicable.

Proposed Residential Rezoning (number of units)		Student Generation for Proposed Rezoning																																					
<table border="1"> <thead> <tr> <th colspan="2">Housing Units Proposed</th> </tr> </thead> <tbody> <tr> <td>Single-Family</td> <td>39*</td> </tr> <tr> <td>Townhouse</td> <td>0</td> </tr> <tr> <td>Multi-family</td> <td>0</td> </tr> <tr> <td>Total</td> <td>39</td> </tr> </tbody> </table> <p>*25 North and 14 South</p>		Housing Units Proposed		Single-Family	39*	Townhouse	0	Multi-family	0	Total	39	<table border="1"> <thead> <tr> <th colspan="4">Students Generated</th> </tr> <tr> <th></th> <th>North</th> <th>South</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Elementary</td> <td>7</td> <td>4</td> <td>11</td> </tr> <tr> <td>Middle</td> <td>4</td> <td>2</td> <td>6</td> </tr> <tr> <td>High</td> <td>6</td> <td>3</td> <td>9</td> </tr> <tr> <td>Total</td> <td>17</td> <td>9</td> <td>26</td> </tr> </tbody> </table>				Students Generated					North	South	Total	Elementary	7	4	11	Middle	4	2	6	High	6	3	9	Total	17	9	26
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Total	17	9	26																																				

Developer Proposed Mitigation

The maximum residential development allowed “by-right” under the current zoning, based on ±81.65 acres zoned as A-1, Agricultural, is estimated to be 8 single-family units. Therefore, the net student generation is calculated for 23 newly proposed single-family units.

The Proffer Statement dated April 28, 2023, indicates the Applicant shall provide \$10,271 per single family detached dwelling unit for school purposes. Monetary proffers will generate approximately \$318,404.00, as per the Proffer Justification Narrative dated April 14, 2023.

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

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

School Level	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity ¹	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Signal Hill ES	---	819	0	694	125	84.7%	759	60	92.7%	804	15	98.2%
Parkside MS-north	---	1,381	5	1,455	-74	105.4%	1,590	-209	115.1%	1,742	-361	126.1%
Osborn Park HS-north	2,430	---	7	2,776	-346	114.2%	3,186	-756	131.1%	3,591	-1161	147.8%
Benton MS-south	---	1,436	0	1,388	48	96.7%	1,267	169	88.2%	1,056	380	73.5%
Colgan HS-south	2,053	---	7	2,827	-774	137.7%	2,615	-562	127.4%	2,331	-278	113.5%

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

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

School Level	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity ¹	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Signal Hill ES	---	819	0	694	125	84.7%	770	49	94.0%	815	4	99.5%
Parkside MS-north	---	1,381	5	1,455	-74	105.4%	1,594	-213	115.4%	1,746	-365	126.4%
Osborn Park HS-north	2,430	---	7	2,776	-346	114.2%	3,192	-762	131.4%	3,597	-1167	148.0%
Benton MS-south	---	1,436	0	1,388	48	96.7%	1,269	167	88.4%	1,058	378	73.7%
Colgan HS-south	2,053	---	7	2,827	-774	137.7%	2,618	-565	127.5%	2,334	-281	113.6%

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

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

Elementary School	Yorkshire Area ES (2030)
Middle School	
High School	14 th High School (2026)

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

School Board Comments and Concerns

- Current enrollment exceeds capacity at the assigned middle school – north (Parkside), and at both assigned high schools (Osborn Park and Colgan).
- The assigned middle and high schools are expected to exceed capacity within five years by 15.4% to 31.4% with the additional students under this application. However, the approved 2022-31 CIP includes measures that address the overcrowding at Osborn Park High School and Colgan High School with the opening of the 14th High School in 2026.

- The applicant has proffered approximately \$318,401 to help mitigate the additional students generated by this application.
- For these reasons, the School Board is not opposed to the subject application.

Proposal's Strengths

- Adequate Capacity at Impacted Elementary Schools: The assigned elementary school currently has capacity, plus projected capacity for the proposed additional students.
- Monetary Contribution: The Applicant has proffered a monetary contribution for schools of \$10,271.00 per single family detached dwelling unit for school purposes. Said contribution shall be made prior to and as a condition of issuance of an occupancy permit for each residential unit.

Proposal's Weaknesses

- As stated above, the assigned middle and high schools are expected to exceed capacity within five years by 15.4% to 31.4% with the additional students under this application.

However, the applicant is providing a monetary contribution and the approved 2022-31 CIP includes measures that address the overcrowding at Osbourn Park High School and Colgan High School with the opening of the 14th High School in 2026.

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

Transportation Plan Analysis

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

The development north of Prince William Parkway will be accessed through an extension of Fingerlake Way. Access to the property south of Prince William Parkway will be provided by Coloriver

Road and an extension of Running Brook Road.

Based on trip generation data from the *ITE Trip Generation Manual, 10th Edition*, as calculated by the Vetra Co., the proposed residential development would generate 32 AM peak hour, 41 PM peak hour, and 437 weekday daily trips. Because the site traffic falls below the required daily and peak hour thresholds in the DCSM, a Traffic Impact Analysis (TIA) was not required with this application.

Proposal's Strengths

- **Future Interparcel Connection:** At the request of the County, the Applicant has agreed to dedicate to the Prince William Board of County Supervisors, at no cost to the County, right-of-way and temporary construction easements for the areas noted as "Prop. Reservation (Interparcel Access)" on the GDP.
- **Asphalt Trail Connection:** If allowed by VDOT, the Applicant proffers to provide an asphalt surface 6 foot wide asphalt trail connection to the Prince William Parkway shared use path, as generally shown on the GDP. The HOA would maintain this trail.

Proposal's Weaknesses

- None identified.

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

Materially Relevant Issues

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

- None identified.

Proffer Issues / Deficiencies

- None identified.

Modifications / Waivers

- None identified.

Agency Comments

Staff Analysis

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

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

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

November 9, 2021

SECOND: BURGESS

Regular Meeting

Res. No. 21-055

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

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

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

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

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

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2018-00026	Independent Hill - 4 th Submission	Request applicant adhere to previous request as noted below with Kiosk now to be part of the applicant's proposed Gateway Entry feature: Request applicant install interpretive kiosk, including 4 bench seats and 3 National Park Service style signs with content on 1) Independent Hill history and 2) Civil War history in Independent Hill.
REZ2022-00010	Kings Crest	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2022-00012	Corner Properties Equipment and Storage	No Further Work
REZ2022-00013	JKF	No Further Work
PFR2021-00022	Innovation Business Center Electric Substation	No Further Work
RE2022-00011	East Gate Apartments	No Further Cultural Resources Work Other concerns were voiced: Additional access is needed – one entrance is not enough; Improved/additional recreation facilities especially for children are needed; Safety concerns for children walking in the street due to lack of sidewalks.

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Henson, Moser, Sargo

MOTION CARRIED

ATTEST: 
Secretary to the Commission

KINGS CREST REZONING (A-1 to SR-1)
SB 549 JUSTIFICATION NARRATIVE (Rev. 4/14/2023)
Levels of Service (LOS) Proffer Mitigation Analysis

Cash amounts are for each single-family detached unit.

SCHOOLS

(\$10,271 per unit) Current law includes public school facilities as warranting a LOS proffer if the rezoning creates a need that is in excess of existing capacity at the time of zoning. The 31 single-family dwellings will generate a total of 21 students (K-12), according to the latest available school generation factors (0.659 students per SFD)¹. There are 18 lots north of the Parkway and 13 lots to the south. The FY2023-32 Schools CIP shows Colgan HS and Osbourn Park HS are over capacity at buildout of the Property (2026), but Benton MS and Signal Hill ES remain under capacity. These schools currently comprise the school pyramid for the Property. Recent PWCS Impact Statements conclude that there is a County-wide deficit in both HS and MS facilities, but by 2025-2026 there will be a County-wide deficit in only HS facilities. Buildout of the 31 homes is not expected until 2026. Therefore, an LOS amount that mitigates capacity needs for 8 new HS students is warranted.

Using the latest Student Generation Factors and the cost of the County’s latest High School (Gainesville HS)², the appropriate LOS amount is calculated as follows: \$41,715 (site and construction cost per HS student) multiplied by 8, less state/federal contributions = AMOUNT TO PROFFER. Thus $\$41,715 \times 8 = \$333,720$, less state/federal contributions (assume 4.59%)³, divided by 31 lots = \$10,271 per SFD to mitigate the 8 student High School overcrowding created by the Rezoning.

PARKS & RECREATION

(\$5,591 per unit) Current law defines new public parks and recreation facilities as warranting LOS proffers. The full 2016 LOS amount is proffered, because there is a deficiency in Park facilities County-wide, as well as, in both the Coles and Occoquan Districts. This Application both (i) proffers a monetary contribution to increase public parkland, and also (ii) protects and provides 24 acres of HOA common area natural open space for the new community.

The purpose of the Parks, Recreation, and Open Space Master Plan (the "Master Plan") is to provide the Department of Parks, Recreation, and Tourism (DPRT) and the BOCS with a road map for future investment in recreational needs and opportunities over the next 15 years. The Master Plan replaces the former Park Authority 2010-2030 Comprehensive Plan. The Master Plan will allow the County to increase the Level of Service, such as adding an additional 5,000 acres of parkland, improving physical access to parks, and improving existing underperforming

Schools Notes:

¹ The application property can be developed *by-right* and without proffers, for the number of net new homes allowed by the rezoning is 23. These 23 net new homes yield 6 HS students. Our calculations mitigate all 31 new homes (8 HS students).

² The 2023-32 Schools CIP shows a high school SGF of 0.228 and a total cost per pupil for Gainesville HS of \$41,715.

³ The state/federal contributions toward new school capacity construction vary year to year. However, these yearly changes are negligible. We have used the 2014 “old proffer LOS” County-endorsed adjustment.

parcs. There is \$41,000,000 in 2019 Parks Referendum Project Bonds. Conditional rezoning proffers are identified within the Master Plan as one of several funding sources to address impacts from planned residential growth (Section 10.1.2, page 87) and to help service the Park Bonds debt.

In addition to County Parks, the nearby Cities of Manassas and Manassas Park, and the Town of Occoquan offer nearby parks, open space and ball fields to County residents. The County also has several large homeowner's associations that offer recreational amenities for their homeowners, such as the Lake Ridge Homeowner's Association, which operates and manages nearly 1,400 acres of park land and open space on the eastern end of the County, not far from this Property. Excluding homeowner association properties, the County benefits from having over 24,000 acres of public parkland provided by VOF and other local, regional, State and Federal agencies/jurisdictions - which total almost 12% of the County's land area. DPRT has set the *Parks Acreage Standard* at five percent (5%) of the County's land area, excluding land occupied by Marine Corps Base Quantico. The Department believes this standard is attainable in the long-term. The Department currently owns and manages 5,338 acres of parkland, or 2.57% of the total available land area of the County. The Department will need to preserve or acquire approximately 10,400 acres (or an additional 5,043 acres) of parkland to achieve the 5% long-term LOS goal.

LIBRARIES

(\$0 per unit) Current law does not specifically recognize libraries as a "public facility" that warrants a proffered capital contribution. More relevant to this application, no new libraries or additions to existing libraries are shown in the adopted FY2022-26 CIP, which would serve the Property.

TRANSPORTATION

(\$0 per unit) Current law defines new or improved transportation network facilities as warranting a capital contribution. This Application is infill development that completes a semi-rural residential development pattern and road network which exist today in the Hunter's Ridge Community. The addition of these 31 homes does not overburden the existing nearby road networks, because they were planned and designed to later accommodate this precise infill development. No transportation LOS proffer is offered, because no CIP transportation projects are directly impacted by these 39 new homes.

PUBLIC SAFETY (FIRE & RESCUE AND LAW ENFORCEMENT)

(\$1,053 per unit) Current law defines fire and rescue facilities as warranting a capital contribution and adds new law enforcement facilities. Since there are no new or expanded police capital facilities shown in the FY 2024-2029 CIP which directly serve the Property (the Property is served by the nearby Central Police District Station/County HQ) and because 31 homes is only a marginal impact upon police capital facilities, only a fire and rescue LOS proffer is warranted. Fire and Rescue Capital Facilities throughout the County are interconnected to overlap service response and to facilitate the availability of specialized equipment to all areas of the County. Therefore, the full LOS proffer is warranted, regardless of where new facilities are shown in the CIP.

AFFORDABLE HOUSING

(\$500 per unit) Affordable housing is a documented need in the County and is a priority for the current BOCS. The pattern and practice in the past has been to proffer \$250 per unit.

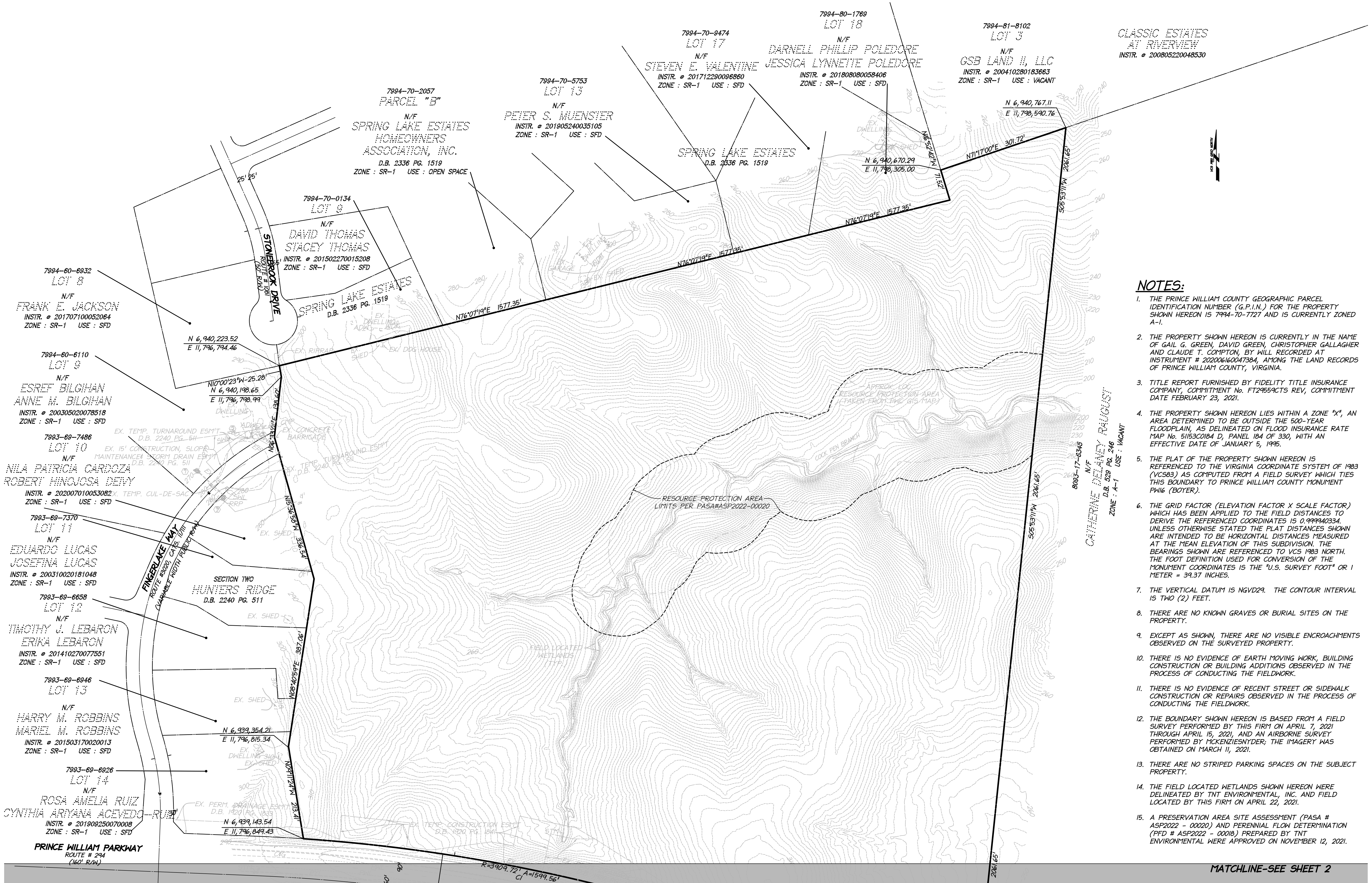
TOTAL OF LOS MONETARY CONTRIBUTIONS = \$17,415 per Single Family Dwelling

Respectfully Submitted

By: 

John L. McBride

#5569172v2



- NOTES:**
1. THE PRINCE WILLIAM COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.) FOR THE PROPERTY SHOWN HEREON IS 7994-70-7727 AND IS CURRENTLY ZONED A-1.
 2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF GAIL G. GREEN, DAVID GREEN, CHRISTOPHER GALLAGHER AND CLAUDE T. COMPTON, BY WILL RECORDED AT INSTRUMENT # 202006160047384, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
 3. TITLE REPORT FURNISHED BY FIDELITY TITLE INSURANCE COMPANY, COMMITMENT No. FT29559CTS REV, COMMITMENT DATE FEBRUARY 23, 2021.
 4. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 51153C0184 D, PANEL 184 OF 330, WITH AN EFFECTIVE DATE OF JANUARY 5, 1995.
 5. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO PRINCE WILLIAM COUNTY MONUMENT PN16 (BOTER).
 6. THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.999940334. UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS SUBDIVISION. THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE "U.S. SURVEY FOOT" OR 1 METER = 39.37 INCHES.
 7. THE VERTICAL DATUM IS NGVD29. THE CONTOUR INTERVAL IS TWO (2) FEET.
 8. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE PROPERTY.
 9. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OBSERVED ON THE SURVEYED PROPERTY.
 10. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 11. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 12. THE BOUNDARY SHOWN HEREON IS BASED FROM A FIELD SURVEY PERFORMED BY THIS FIRM ON APRIL 7, 2021 THROUGH APRIL 15, 2021, AND AN AIRBORNE SURVEY PERFORMED BY MCKENZIESNYDER; THE IMAGERY WAS OBTAINED ON MARCH 11, 2021.
 13. THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.
 14. THE FIELD LOCATED WETLANDS SHOWN HEREON WERE DELINEATED BY TNT ENVIRONMENTAL, INC. AND FIELD LOCATED BY THIS FIRM ON APRIL 22, 2021.
 15. A PRESERVATION AREA SITE ASSESSMENT (PASA # ASP2022 - 00020) AND PERENNIAL FLOW DETERMINATION (PFD # ASP2022 - 00018) PREPARED BY TNT ENVIRONMENTAL WERE APPROVED ON NOVEMBER 12, 2021.

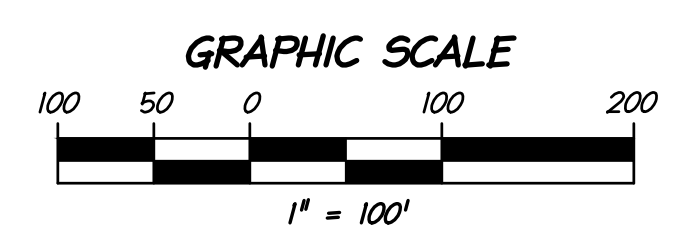
MATCHLINE-SEE SHEET 2

LEGEND

DHS DRILL HOLE SET	C&G CURB & GUTTER	SRW STONE RETAINING WALL	—○— SPLIT RAIL FENCE
IPF IRON PIPE FOUND	EP EDGE OF PAVEMENT	STM STORM STRUCTURE	—x— WOOD FENCE
IPS IRON PIPE SET	PWL PAINTED WHITE LINE	WDK WOOD DECK	
NF NAIL FOUND	PYL PAINTED YELLOW LINE	□ CABLE PEDESTAL	
ADW ASPHALT DRIVEWAY	R/W RIGHT OF WAY	▤ SIGN	
CL CENTERLINE	RTW RETAINING WALL	■ UTILITY MARKER POST	

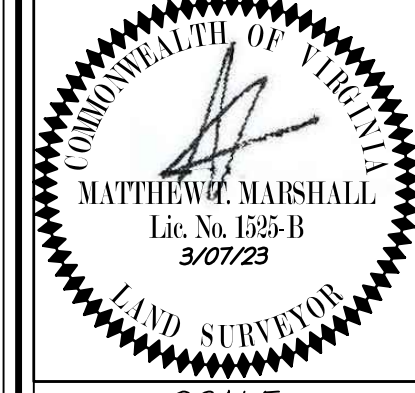
CURVE DATA

No.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	3409.72'	23°26'28"	1599.56'	811.12'	1588.43'	N74°23'54"W
C2	3749.72'	22°28'39"	1471.05'	745.10'	1461.63'	S72°57'12"E



NO.	DATE	DESCRIPTION	REVISION	APPROVED BY:
1				
2				
3				

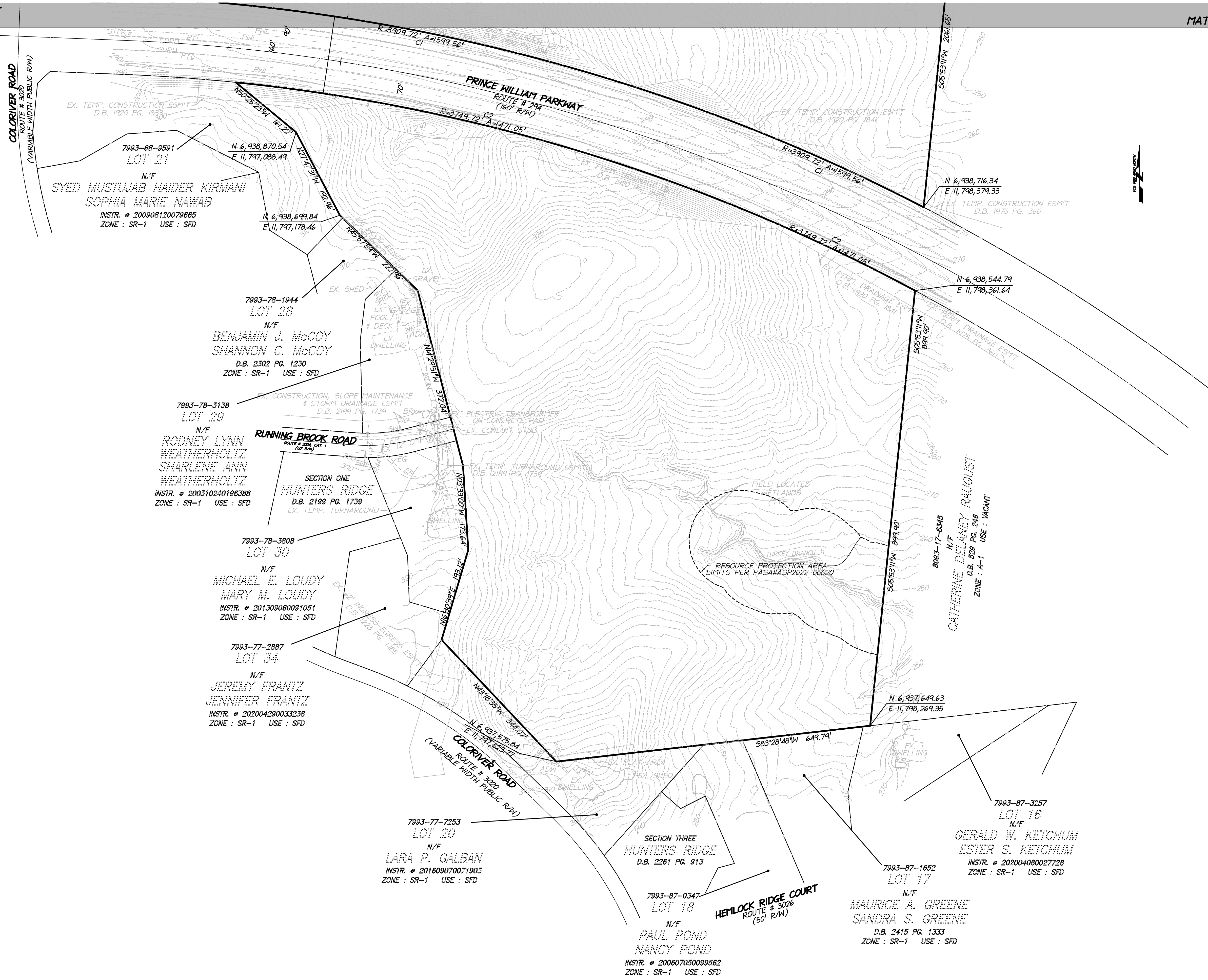
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
1" = 100'

SHEET 2 of 5

DATE: AUGUST, 2021
DRAFT: JMB CHECK: MTM
FILE NUMBER: 20375-1-0

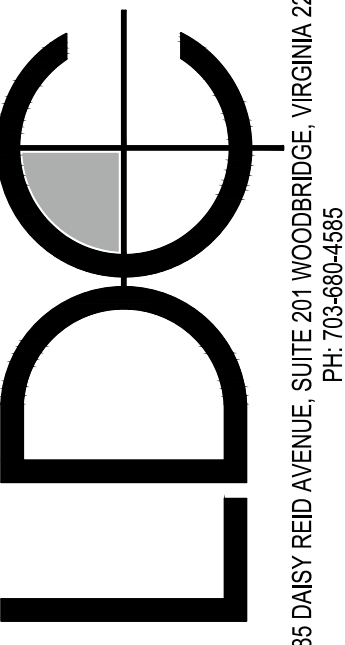
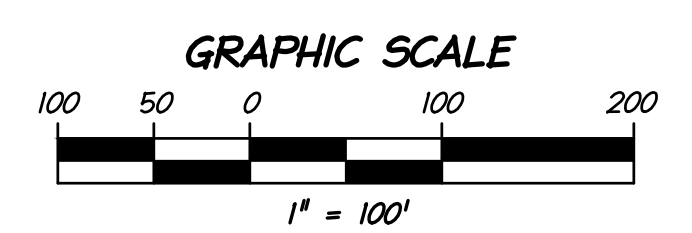


LEGEND

DHS	DRILL HOLE SET	C&G	CURB & GUTTER	SRW	STONE RETAINING WALL	—□—	SPLIT RAIL FENCE
IPF	IRON PIPE FOUND	EP	EDGE OF PAVEMENT	STM	STORM STRUCTURE	—x—	WOOD FENCE
IPS	IRON PIPE SET	PWL	PAINTED WHITE LINE	WDK	WOOD DECK		
NF	NAIL FOUND	PYL	PAINTED YELLOW LINE	□	CABLE PEDESTAL		
ADW	ASPHALT DRIVEWAY	R/W	RIGHT OF WAY	p	SIGN		
CL	CENTERLINE	RTW	RETAINING WALL	■	UTILITY MARKER POST		

CURVE DATA

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4685 DASH RED AVENUE, SUITE 301 WOODBRIDGE, VIRGINIA 22192
PH: 703-689-4885

**EXISTING
CONDITIONS PLAN
(SOUTH LANDBAY)**

KINGS CREST

OCCOQUIAN DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	REVISION APPROVED BY:	REVIEW APPROVED DATE
1	11/12/23	COUNTY COMMENTS		
2	11/14/23	COUNTY COMMENTS		
3	11/14/23	COUNTY COMMENTS		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



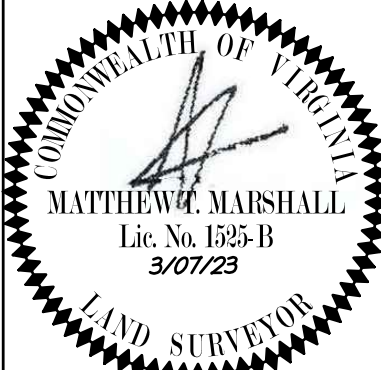
SCALE:
1" = 100'

SHEET 2A
OF 5

DATE: AUGUST, 2021
DRAFT: JMB CHECK: MTM
FILE NUMBER: 20375-1-0

NO.	DATE	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE
1	08/23/21	COUNTY COMMENTS		
2	08/23/21	REVISION		
3	08/23/21	COUNTY COMMENTS		

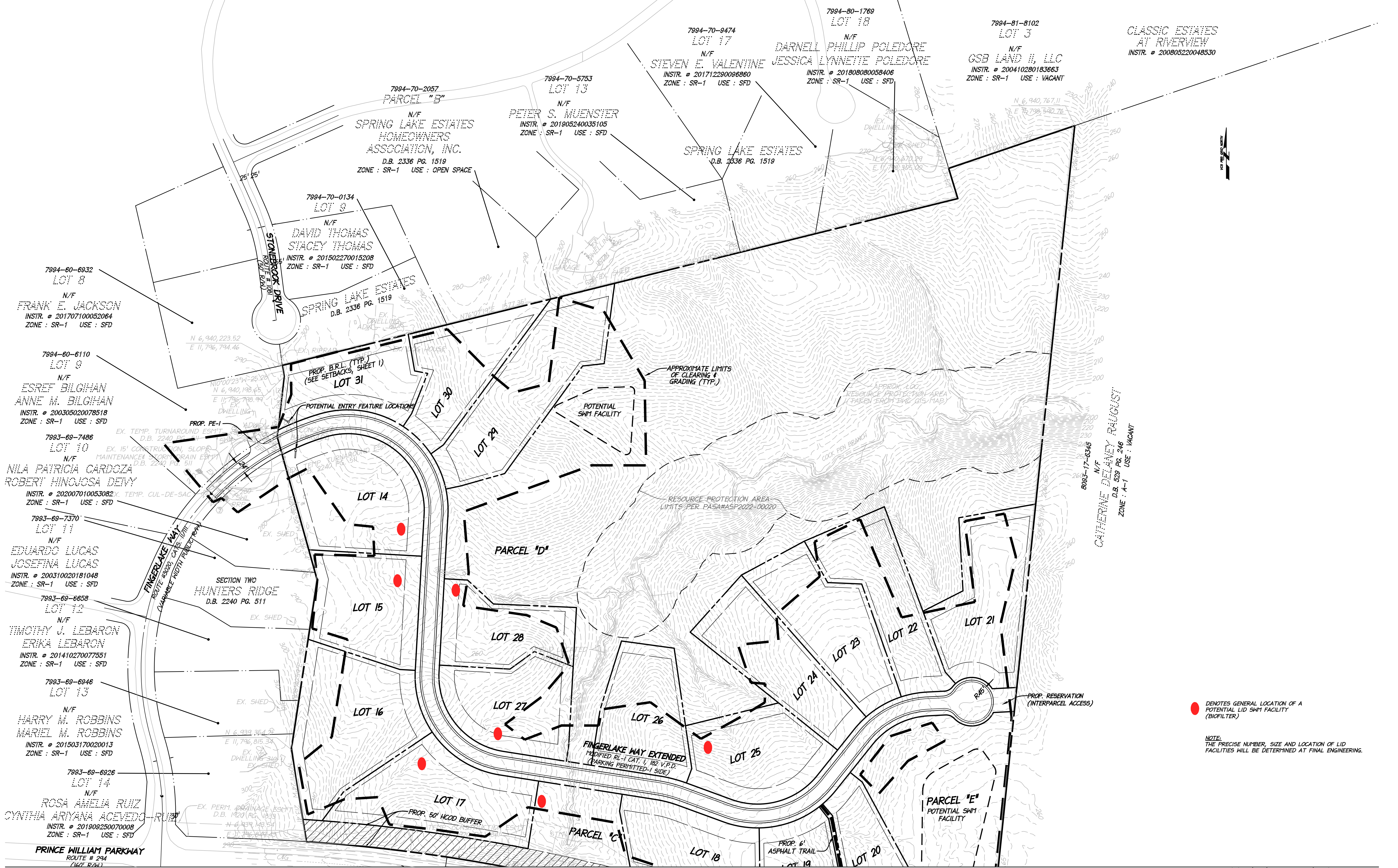
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
1" = 100'

SHEET 3 OF 5

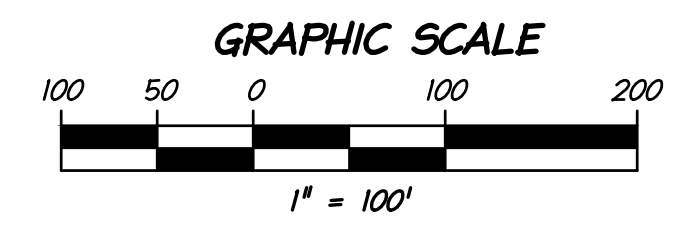
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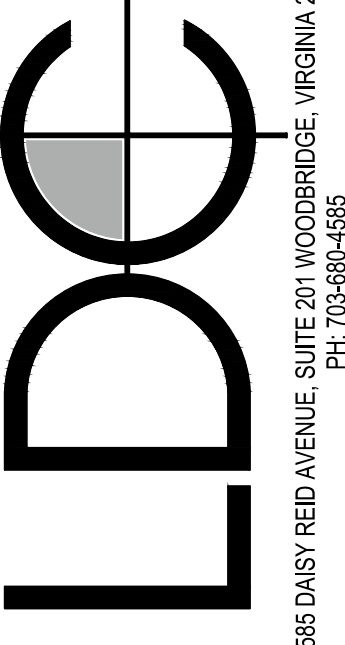
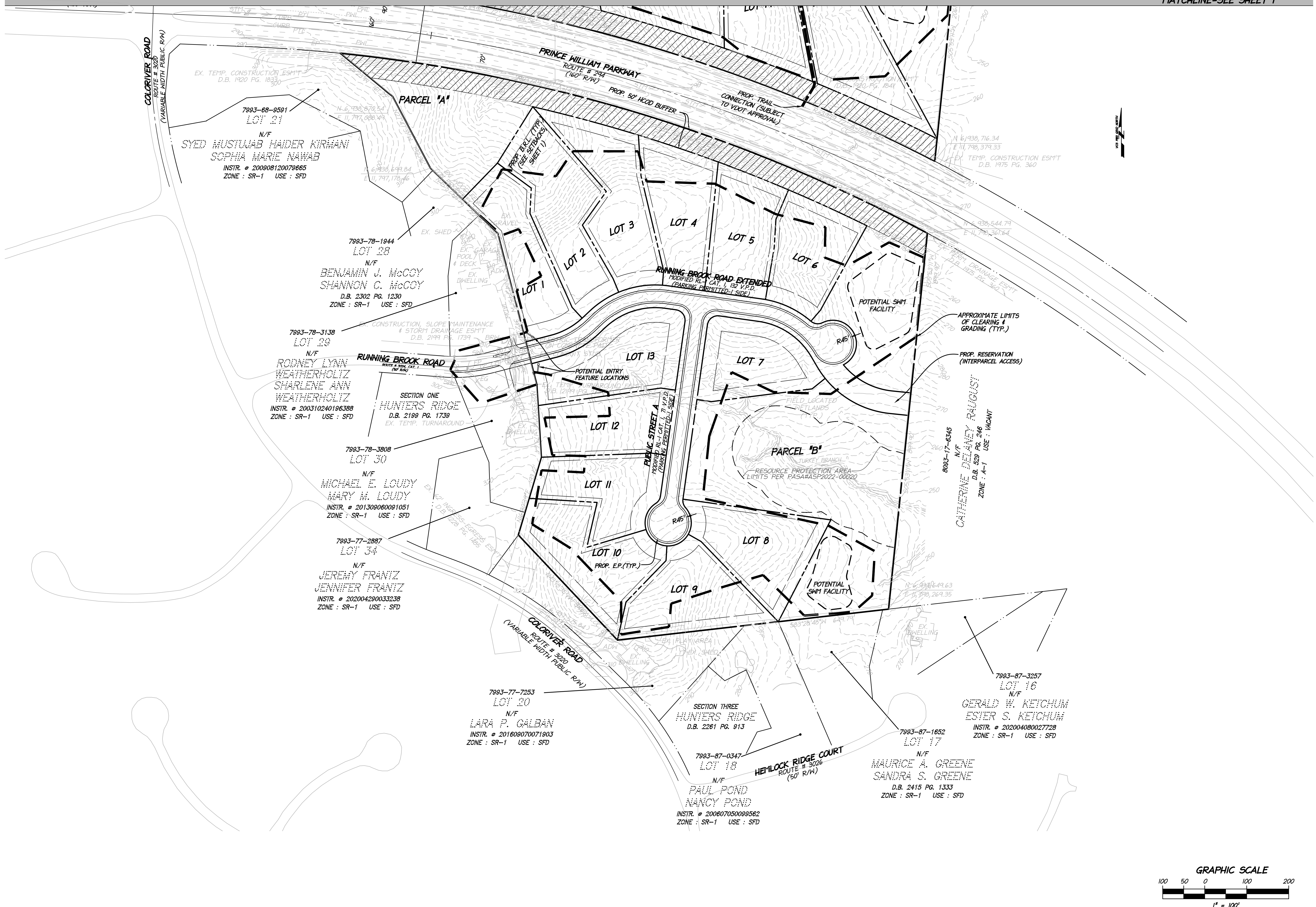


● DENOTES GENERAL LOCATION OF A POTENTIAL LID SWM FACILITY (BIOFILTER)

NOTE:
THE PRECISE NUMBER, SIZE AND LOCATION OF LID FACILITIES WILL BE DETERMINED AT FINAL ENGINEERING.

MATCHLINE-SEE SHEET 2





GENERAL DEVELOPMENT PLAN (SOUTH LANDBAY)

KINGS CREST

NO.	DATE	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE
1				
2				
3				

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



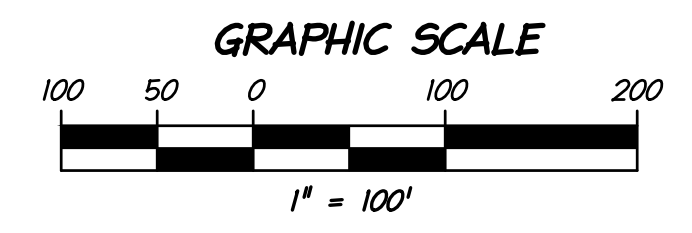
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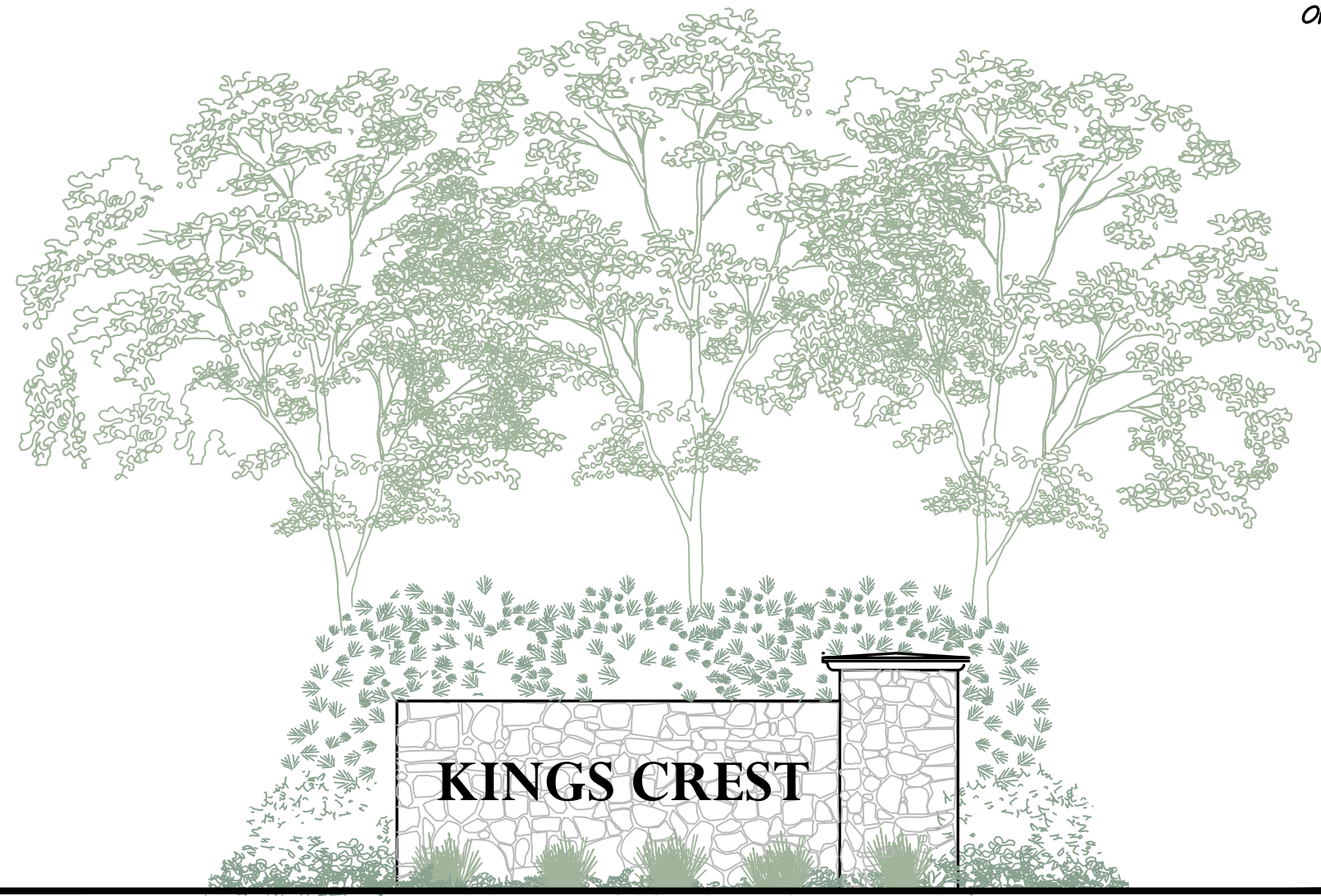
SHEET 3A OF 5

DATE: AUGUST, 2021
 DRAFT: JMB CHECK: MTM
 FILE NUMBER: 20375-1-0

4555 DASH FRED AVENUE, SUITE 601 WOODBRIDGE, VIRGINIA 22192
 PH: 703-880-0588

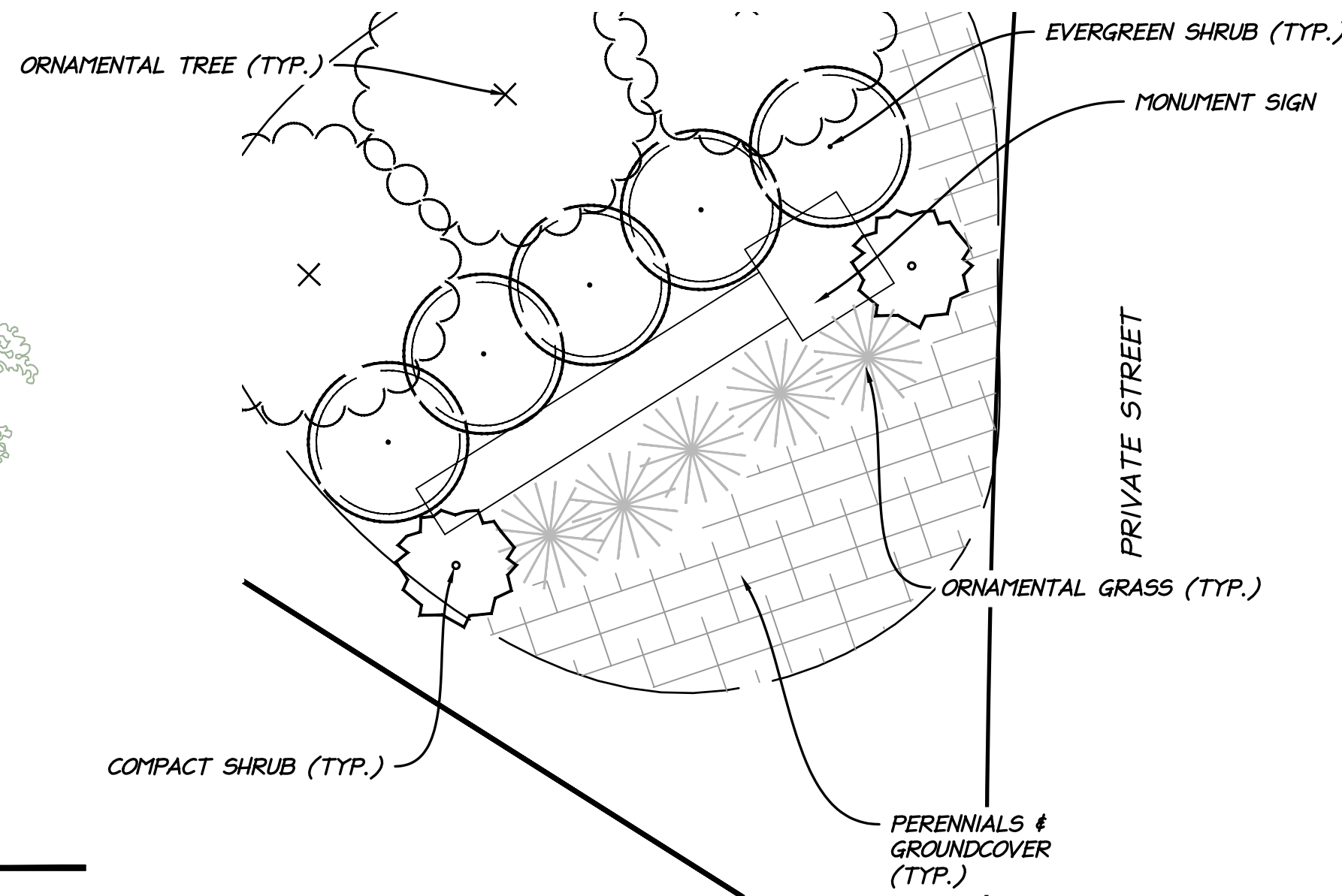
OCCOQUAN DISTRICT, VIRGINIA
 PRINCE WILLIAM COUNTY, VIRGINIA





MONUMENT SIGN
ELEVATION

SCALE: 3/16"=1'-0"



MONUMENT SIGN
PLAN

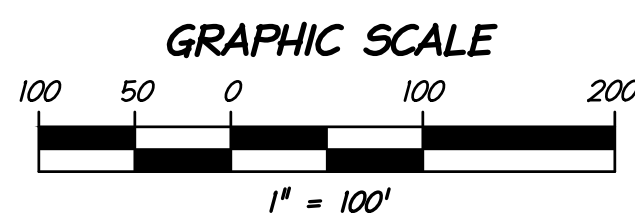
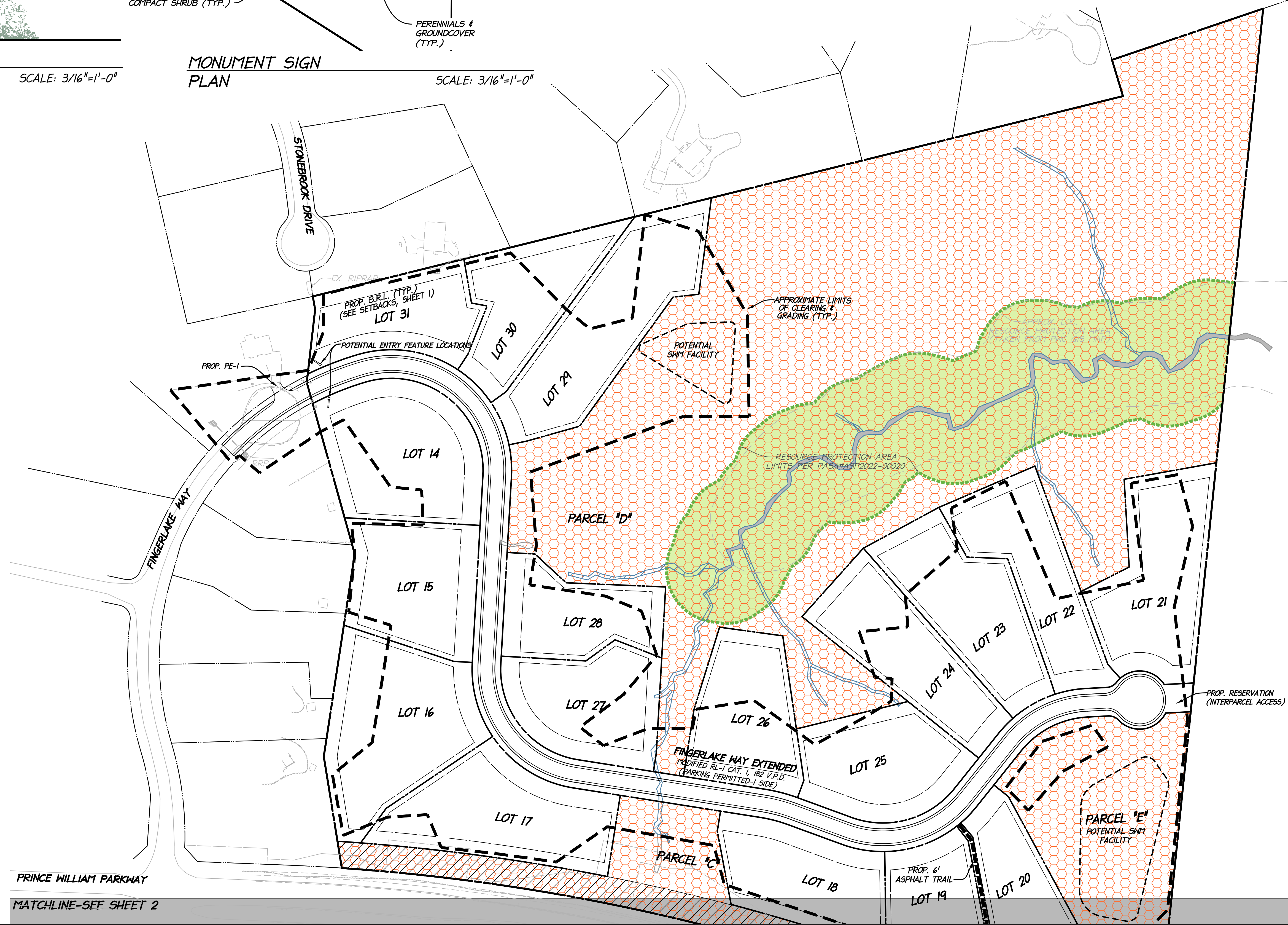
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LEGEND

- APPROXIMATE LIMIT OF CLEARING AND GRADING
- PROPOSED 50' HCOD BUFFER
- OPEN SPACE AREAS
- RESOURCE PROTECTION AREA (RPA)
- PROPOSED 6' ASPHALT TRAIL

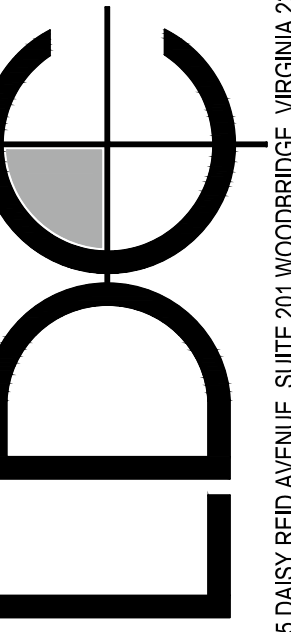
NOTES:

1. DEVELOPER MAY CHOOSE TO CONSTRUCT ENTRY FEATURES IN ONE OR BOTH OF THE LOCATIONS GENERALLY SHOWN HEREON.
2. LOCATION, DIMENSIONS, SPACING & MATERIALS OF MONUMENT SIGN TO BE DETERMINED AT FINAL ENGINEERING.
3. LOCATION AND SPACING OF MONUMENT SIGN PLANTINGS TO BE DETERMINED AT FINAL ENGINEERING.
4. OPEN SPACE NUMBERS SHOWN HEREIN REPRESENT THE ENTIRE PROPERTY (NORTH AND SOUTH).
5. THE LOT AND OPEN SPACE LAYOUT, ROADS AND TRAIL ALIGNMENT, APPROXIMATE LIMIT OF CLEARING AND GRADING, AND THE LOCATION OF THE STORM WATER MANAGEMENT FACILITIES MAY BE REVISED IN ACCORDANCE WITH FINAL ENGINEERING.



PRINCE WILLIAM PARKWAY

MATCHLINE-SEE SHEET 2



4555 DASH FRED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-860-6585

OPEN SPACE AND
BUFFER PLAN
(NORTH LANDBAY)

KINGS CREST

OCCOQUAN DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	REVISION APPROVED BY:	REVIEW BY:	APPROVED DATE
1	08/20/21	1 COUNTY COMMENTS			
2	08/20/21	2 COUNTY COMMENTS			
3	08/20/21	3 COUNTY COMMENTS			

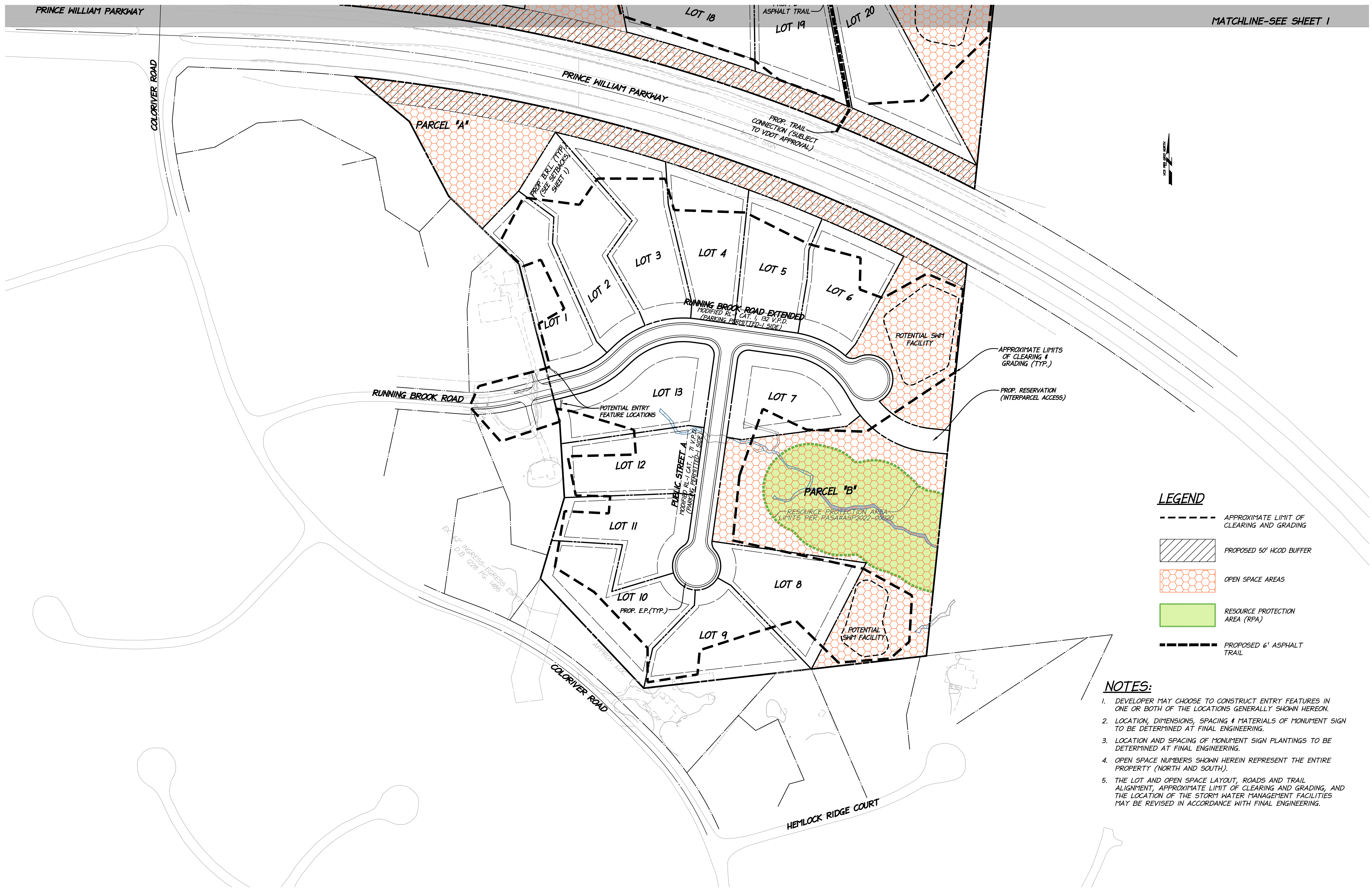
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
AS SHOWN

SHEET 4
OF 5

DATE: AUGUST, 2021
DRAFT: JMB CHECK: MTM
FILE NUMBER: 20375-1-0

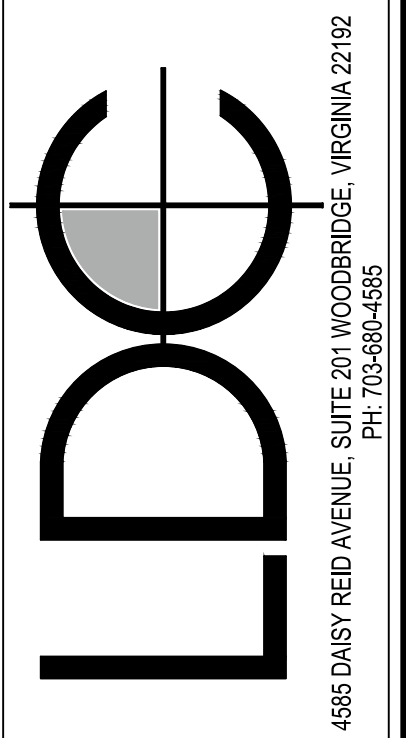
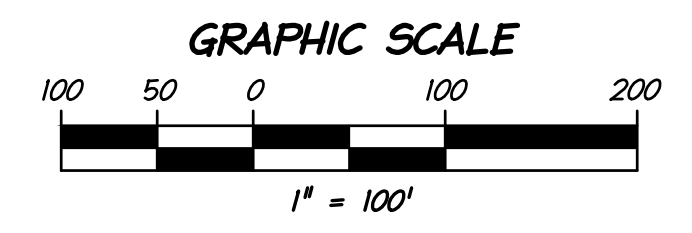


LEGEND

- - - - - APPROXIMATE LIMIT OF CLEARING AND GRADING
- PROPOSED 50' HCOD BUFFER
- OPEN SPACE AREAS
- RESOURCE PROTECTION AREA (RPA)
- - - - - PROPOSED 6' ASPHALT TRAIL

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OPEN SPACE AND
BUFFER PLAN
(SOUTH LANDBAY)

KINGS CREST

4555 DASH FRED AVENUE, SUITE 601 WOODBRIDGE, VIRGINIA 22192
PH: 703-980-0555

OCCOQUAN DISTRICT, VIRGINIA
PRINCE WILLIAM COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE
1	08/23/21	COUNTY COMMENTS		
2	08/23/21	REVISION		
3	08/23/21	REVISION		

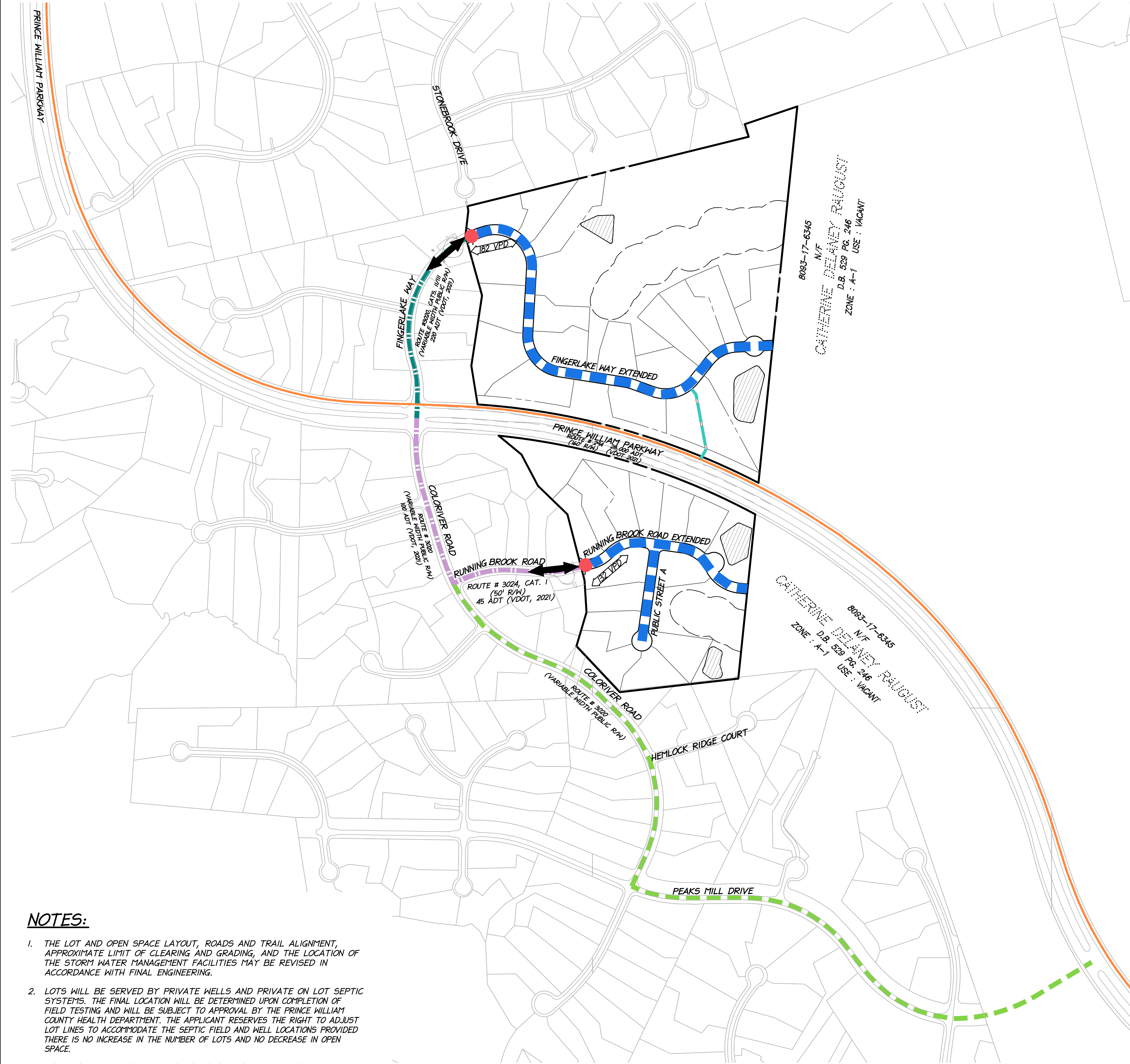
HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



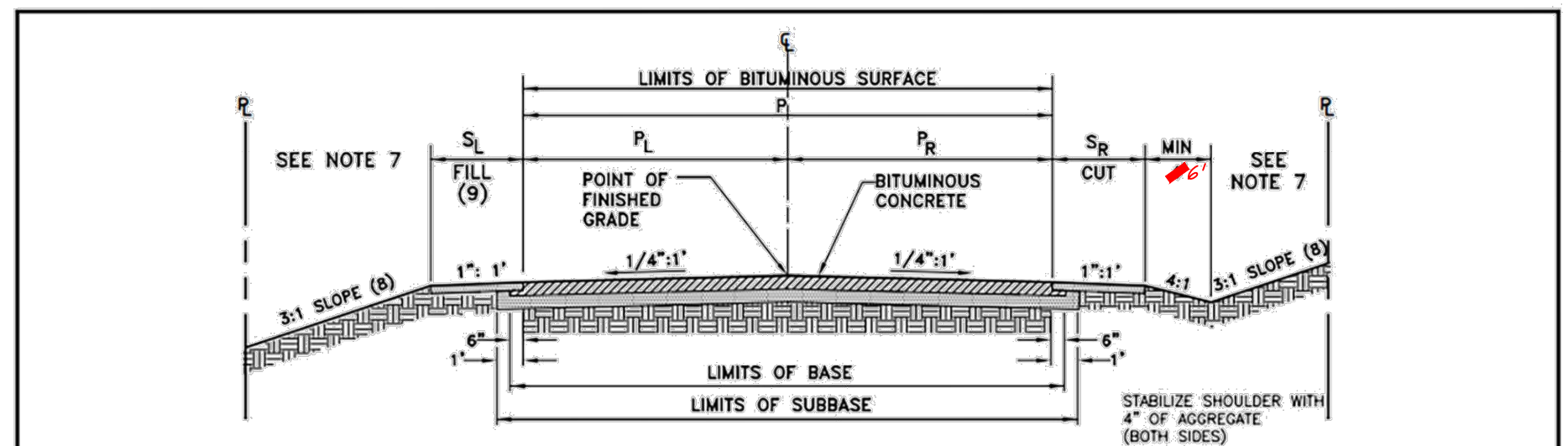
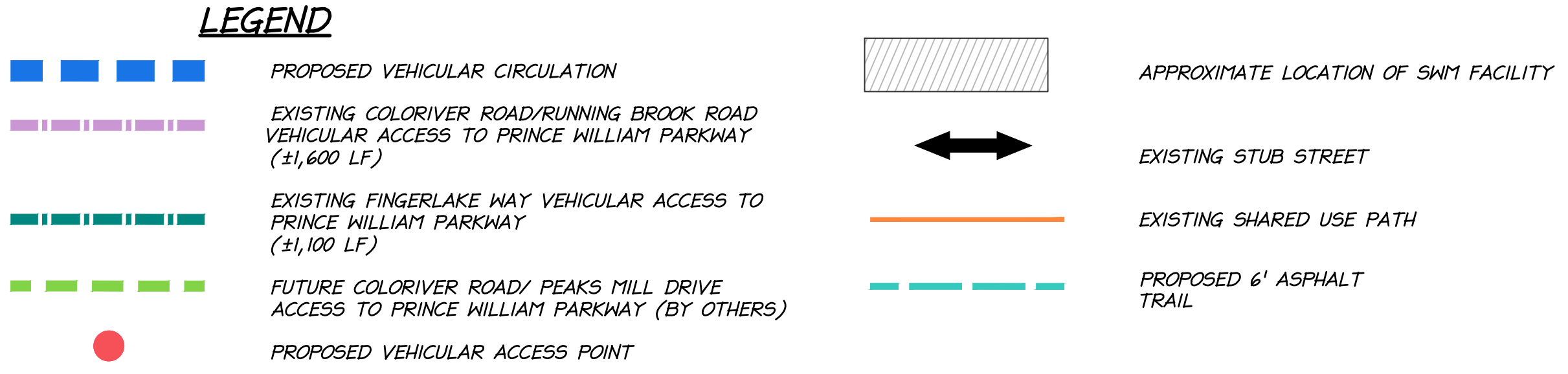
SCALE:
1" = 100'

SHEET 4A
OF 5

DATE: AUGUST, 2021
DRAFT: JMB CHECK: MTM
FILE NUMBER: 20375-1-0



- NOTES:**
- THE LOT AND OPEN SPACE LAYOUT, ROADS AND TRAIL ALIGNMENT, APPROXIMATE LIMIT OF CLEARING AND GRADING, AND THE LOCATION OF THE STORM WATER MANAGEMENT FACILITIES MAY BE REVISED IN ACCORDANCE WITH FINAL ENGINEERING.
 - LOTS WILL BE SERVED BY PRIVATE WELLS AND PRIVATE ON LOT SEPTIC SYSTEMS. THE FINAL LOCATION WILL BE DETERMINED UPON COMPLETION OF FIELD TESTING AND WILL BE SUBJECT TO APPROVAL BY THE PRINCE WILLIAM COUNTY HEALTH DEPARTMENT. THE APPLICANT RESERVES THE RIGHT TO ADJUST LOT LINES TO ACCOMMODATE THE SEPTIC FIELD AND WELL LOCATIONS PROVIDED THERE IS NO INCREASE IN THE NUMBER OF LOTS AND NO DECREASE IN OPEN SPACE.
 - THE CONTEXTUAL INFORMATION SHOWN HEREIN WAS OBTAINED FROM AVAILABLE RECORDS.
 - NO PARKING SIGNS WILL BE REQUIRED ALONG ONE SIDE OF THE PROPOSED ROADS PER FOOTNOTE 11 OF THE VDOT G5-SSAR STANDARD.



CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (ft.)	DESIGN SPEED (MPH)	MAX GRADE (%)	MIN. C.L. RADIUS (ft.)	MIN. SIGHT DISTANCE (ft.)	S _L (ft)	P _L (ft)	P _R (ft)	S _R (ft)	MIN. CUT (ft)	MIN. SLOPE (ft)	TYPE I SUBBASE AGG. BASE	BASE (BM-25.0A)	SURFACE (SM-9.5A)
I (4)	UP TO 250	42	20	10%	120	125	225	4	9	9	6	4:1	6 in	4 in	2 in
II	251 TO 400	44	20	10%	120	125	225	5	10	10	5	4:1	8 in	4 in	2 in
III	401 TO 1,000	56	25	10%	200	155	280	6	11	22	11	6	8 in	4 in	2 in

- GENERAL NOTES:**
- This typical cross section shall be used in all subdivisions considered as rural/semi-rural, (subdivisions where average lot size is one (1) acre or greater.)
 - Standard landings required at intersections.
 - Pavement section is standard requirement. Refer to Detail 650.01 for alternative pavement sections.
 - Forty foot (40 ft.) right-of-way allowed in certain circumstances where all slopes and drainage structures can be included and the average lot size is five (5) acres or more and approved by the Director of Transportation and VDOT.
 - Off street parking shall be required in accordance with Section 610.02 of this manual.
 - Travelways or roadways serving large lot subdivisions shall be designed conforming to VDOT and/or County requirements whichever is more stringent.
 - Additional right-of-way shall be required if streetcrops and shared use paths are required.
 - 2:1 slopes will be allowed when soil type supported by soil report is acceptable and where special stabilization in accordance with Erosion Control ordinance is provided.
 - Wider shoulder shall be required in accordance with VDOT standards where guardrails are provided.
 - Minimum radius applies to level and rolling terrain.
 - Changes in categories, where permitted, shall be at intersections only and to the next lower or higher category only.

Detail No.	RL-1 (MODIFIED)		COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR RESIDENTIAL LOCAL STREETS WITHOUT CURB AND GUTTER (FIXED TRAFFIC)	Date: 7/15/14
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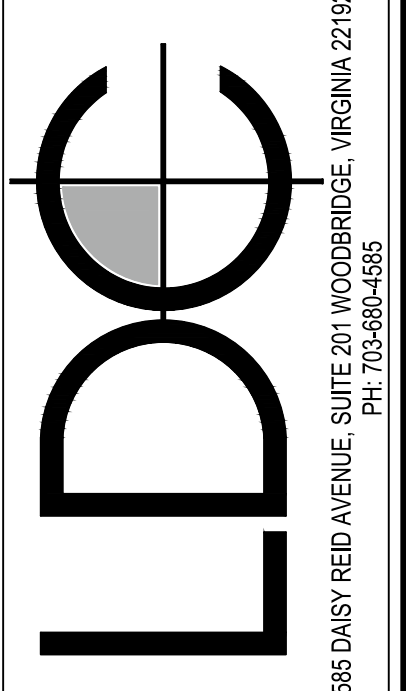
Road Design Manual Appendix B Page B(1)-8

GEOMETRIC DESIGN STANDARDS FOR RESIDENTIAL AND MIXED USE SUBDIVISION STREETS (GS-SSAR)

PROJECTED TRAFFIC VOLUME (ADT)	MINIMUM DESIGN SPEED (MPH) (NOT POSTED SPEED)	HORIZONTAL AND VERTICAL CONTROLS					SHOULDER AND DITCH ROADWAYS			
		Maximum 2:1 Cut or Fill Slope					Minimum ditch width (front slope) should be 4 feet or greater, based on slopes of 3:1 or flatter (Gentler slopes promote homeowner maintenance of ditches)			
		CURVE DATA		MINIMUM SIGHT DISTANCE			MINIMUM PAVEMENT WIDTH			MIN. TOTAL WIDTH OF SHOULDER (ft) (ft)
MINIMUM CENTERLINE RADIUS (ft)	SUPER-ELEV.	MAXIMUM % GRADE	STOPPING (2)	INTER-SECTION (3)	NO PARKING (5)	PARKING 1 SIDE (5)	PARKING BOTH SIDES (5)			
UP TO 2000	25	200'	NONE	NOTE (6)	155'	280'	24' (1) (11)	24' (1)	29' (1)	3'
2001 TO 4000	30	335'	NONE	NOTE (7)	200'	335'	28' (10)	31' (10)	36' (10)	6'

TABLE B(1)-2 SHOULDER AND DITCH SECTION

Rev. 1/21



TRANSPORTATION & UTILITIES OVERALL PLAN

KINGS CREST

NO.	DATE	DESCRIPTION	REVIEWED BY	APPROVED DATE
1				
2				
3				

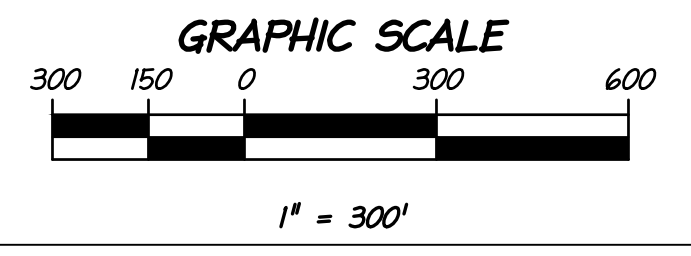
HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: 1"=300'

SHEET 5 OF 5

DATE: AUGUST, 2021
DRAFT: JMB CHECK: MTM
FILE NUMBER: 20375-1-0

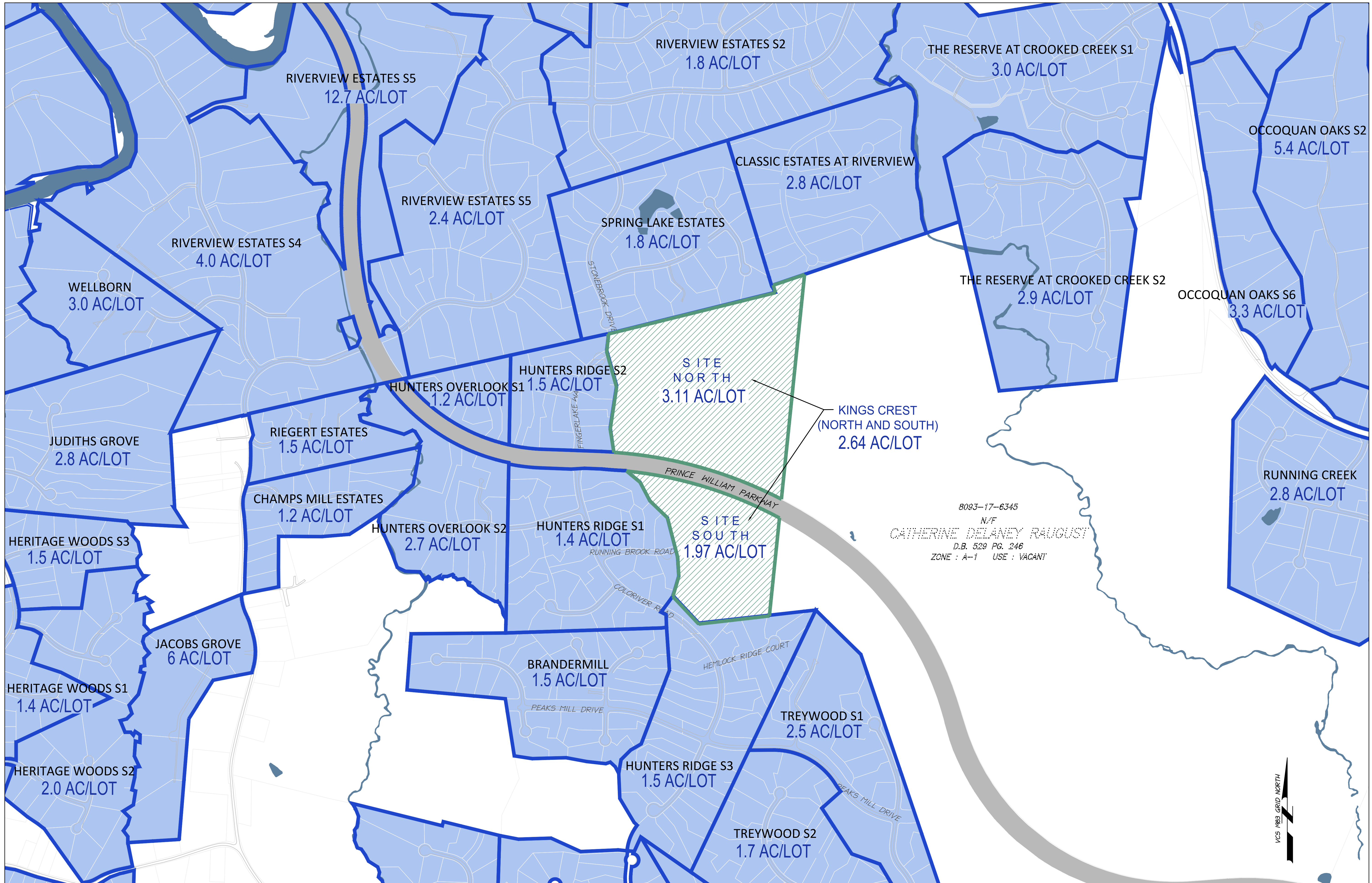




KINGS CREST COLOR ILLUSTRATIVE

SCALE: 1"= 150'
 PRINCE WILLIAM COUNTY, VIRGINIA
 11.18.22



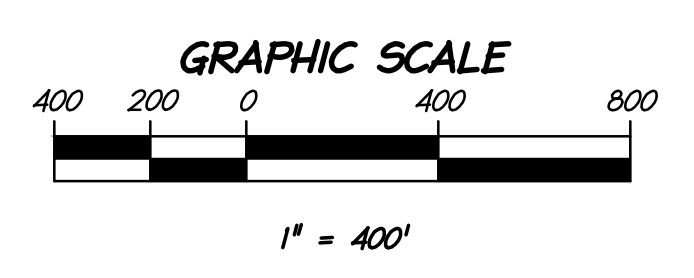


NOTE:

1. DENSITY CALCULATIONS FOR THE IMMEDIATE ADJACENT SUBDIVISIONS TO KINGS CREST ARE BASED ON RECORDED PLATS. ALL OTHER DENSITY CALCULATIONS SHOWN HEREIN ARE BASED ON PRINCE WILLIAM COUNTY GIS INFORMATION.

LEGEND

- SUBDIVISION BOUNDARY
- SUBDIVISION
- PROPERTY SUBJECT TO REZONING APPLICATION



NO.	DATE	BY	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE
1			COUNTY COMMENTS		
2			COUNTY COMMENTS		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

SCALE:	1"=400'
SHEET	1 OF 1
DATE:	AUGUST, 2021
DRAFT:	JMB
CHECK:	MTM
FILE NUMBER:	20375-1-0



The Savannah 2816-4466 sq ft

Kings Crest Prince William County, Va



The Caroline 4093-6000 sq ft

Kings Crest Prince William County, Va



The Lincoln 3200-4900 sq ft

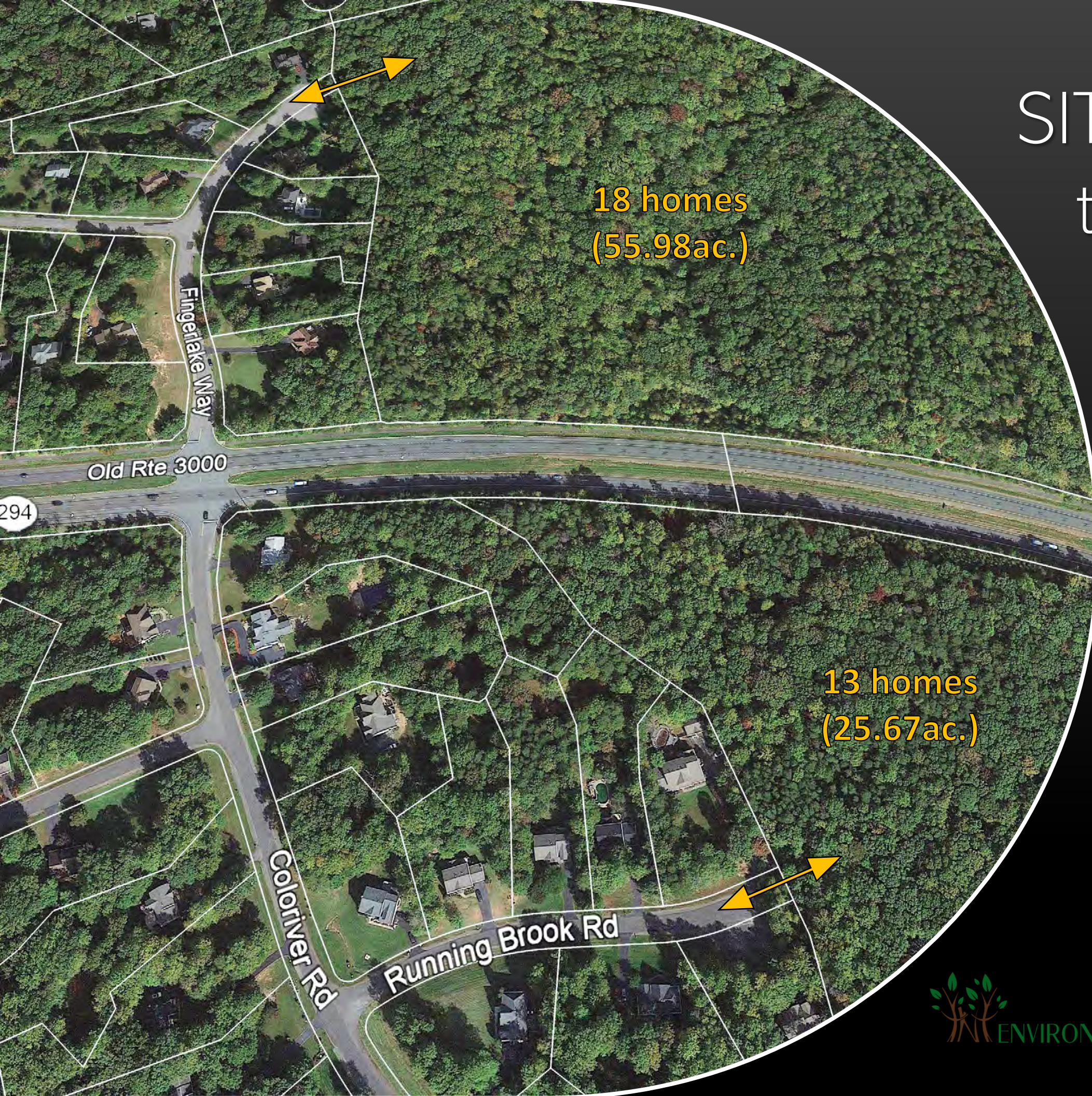
Kings Crest Prince William County, Va



 NVP, Inc.

The Mason 3360-4550 sq ft

Kings Crest Prince William County, Va



SITE PHOTOGRAPHS taken July 2021.

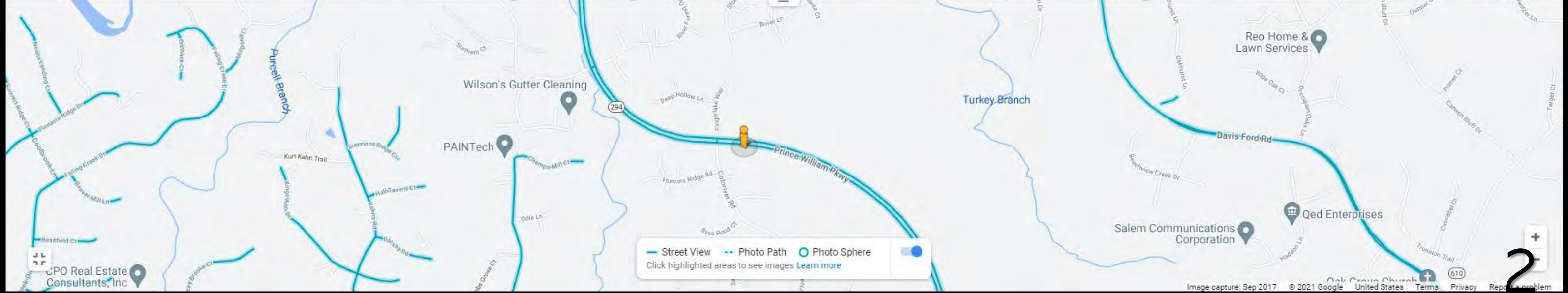
A
request to rezone
81.65± acres
from A-1 to SR-1
for 31 single family homes.

APPLICANT:



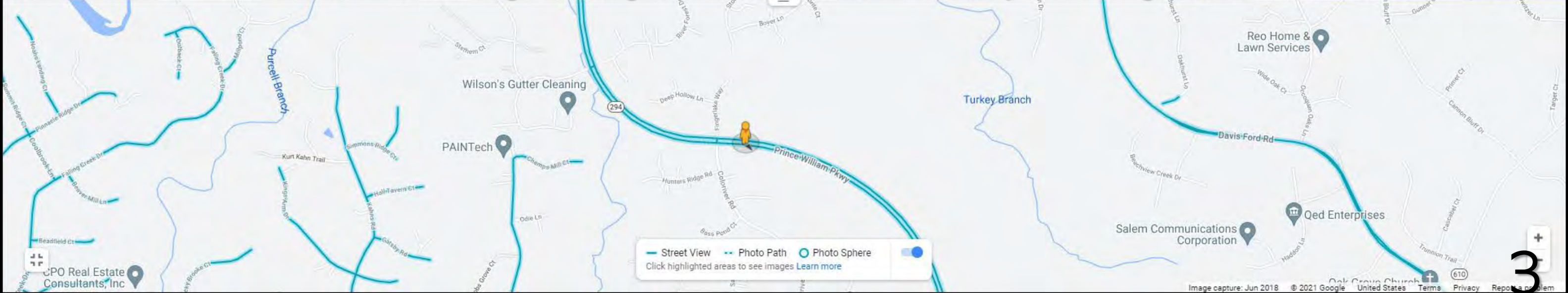


Current character of frontage along Prince William Parkway for Kings Crest (North Site).



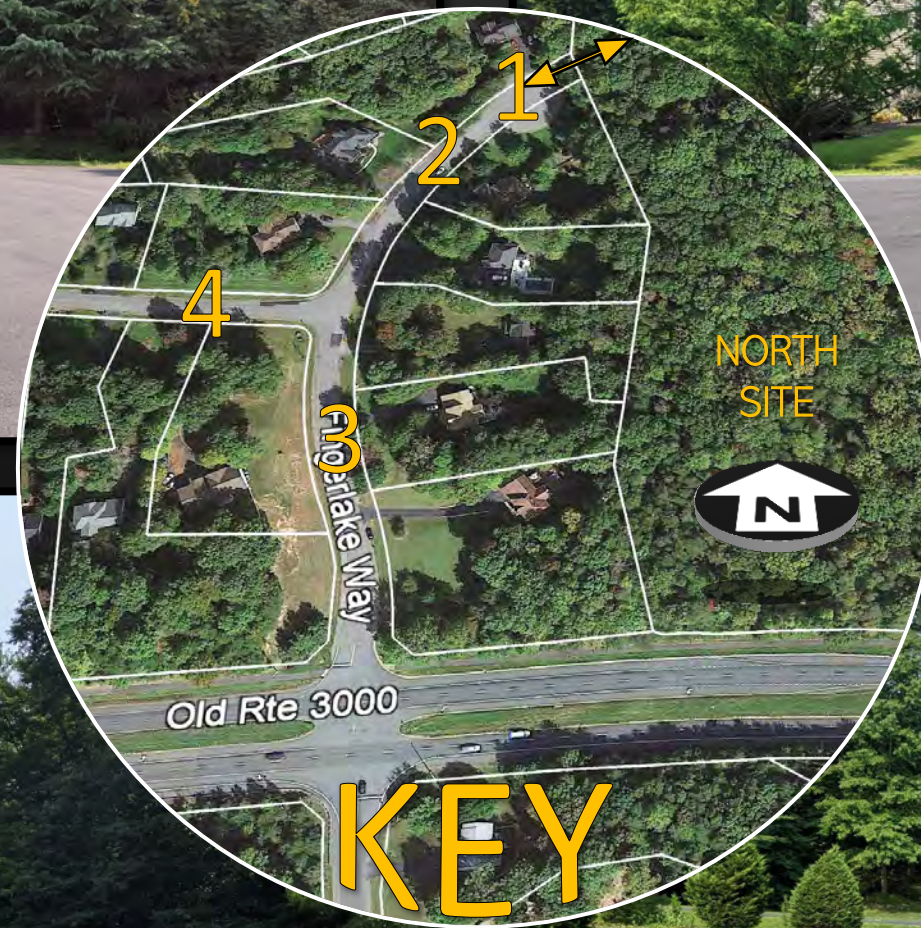


Current character of frontage along Prince William Parkway for Kings Crest (South Site).



1: Future connection to Kings Crest via Fingerlake Way (currently ends in temporary cul-de-sac). Facing East.

2: From end of Fingerlake Way facing South.



3: Fingerlake Way (semi-rural ditch section; no sidewalks; no curb and gutter; underground utilities). Facing East.

4: Deep Hollow Lane (semi-rural ditch section; no sidewalks; no curb and gutter; underground utilities). Facing West.



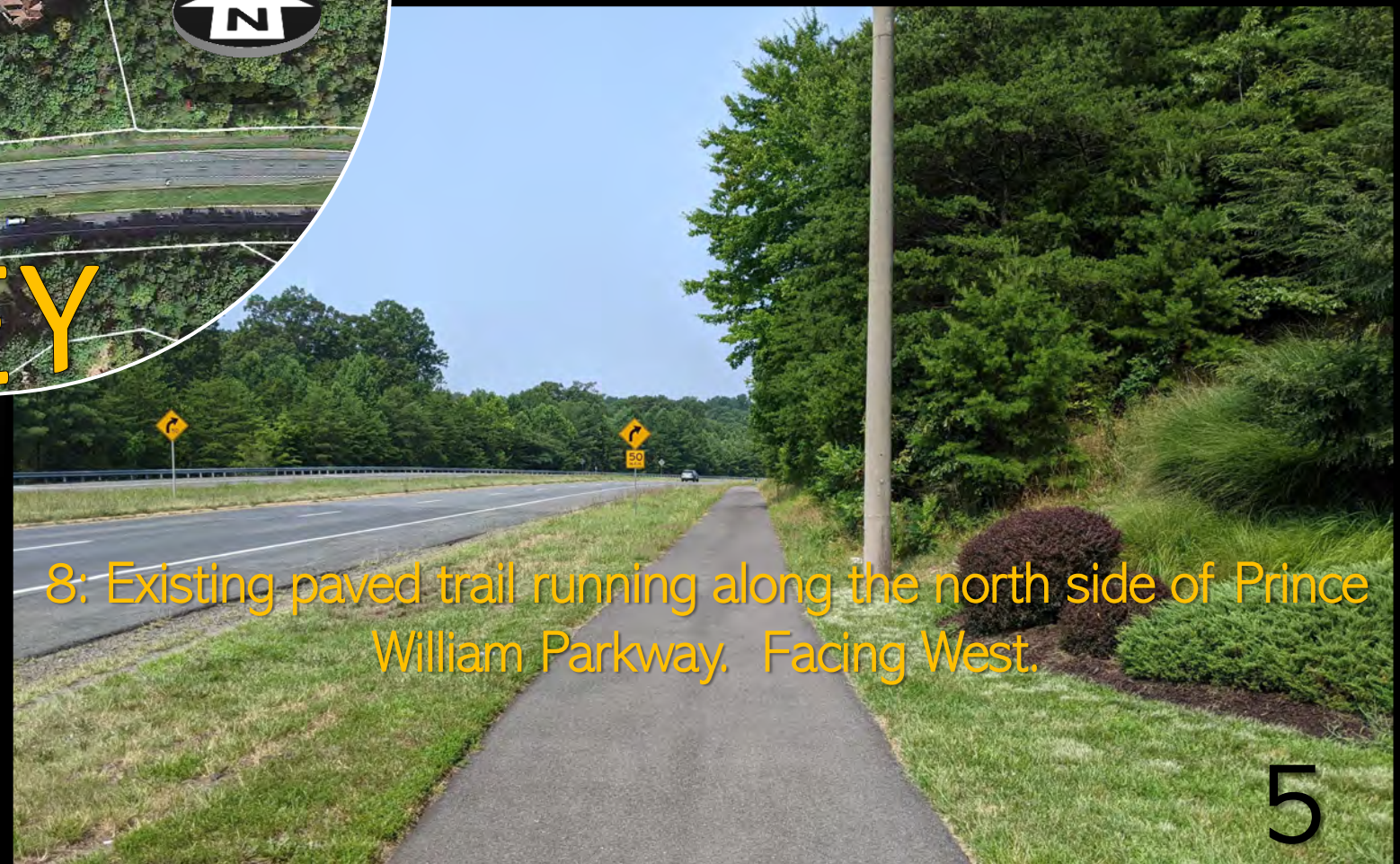
5: Fingerlake Way. Facing North.



6: Fingerlake Way. Facing East.



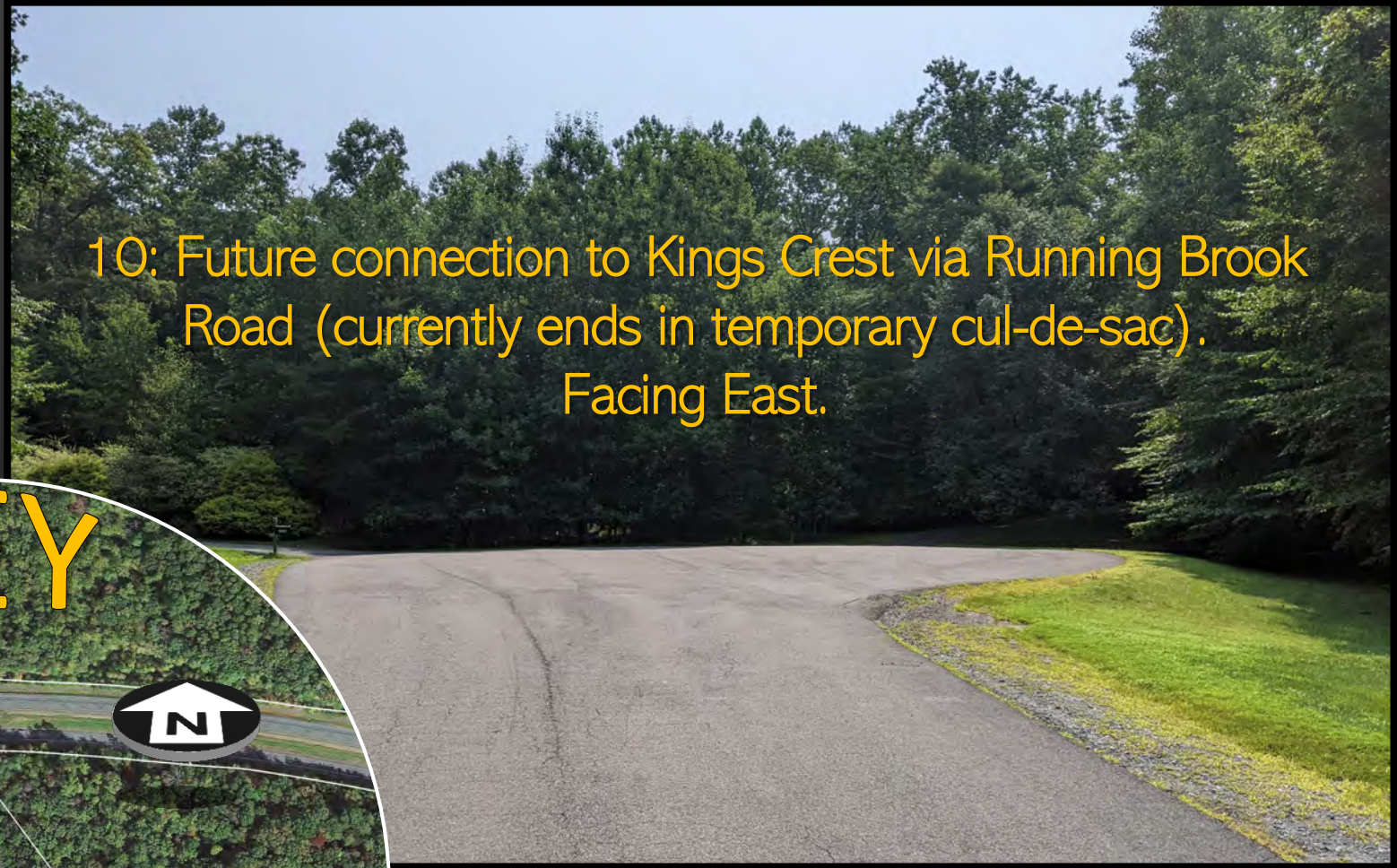
7: Intersection of Prince William Parkway/Fingerlake Way/Coloriver Road. Facing South.



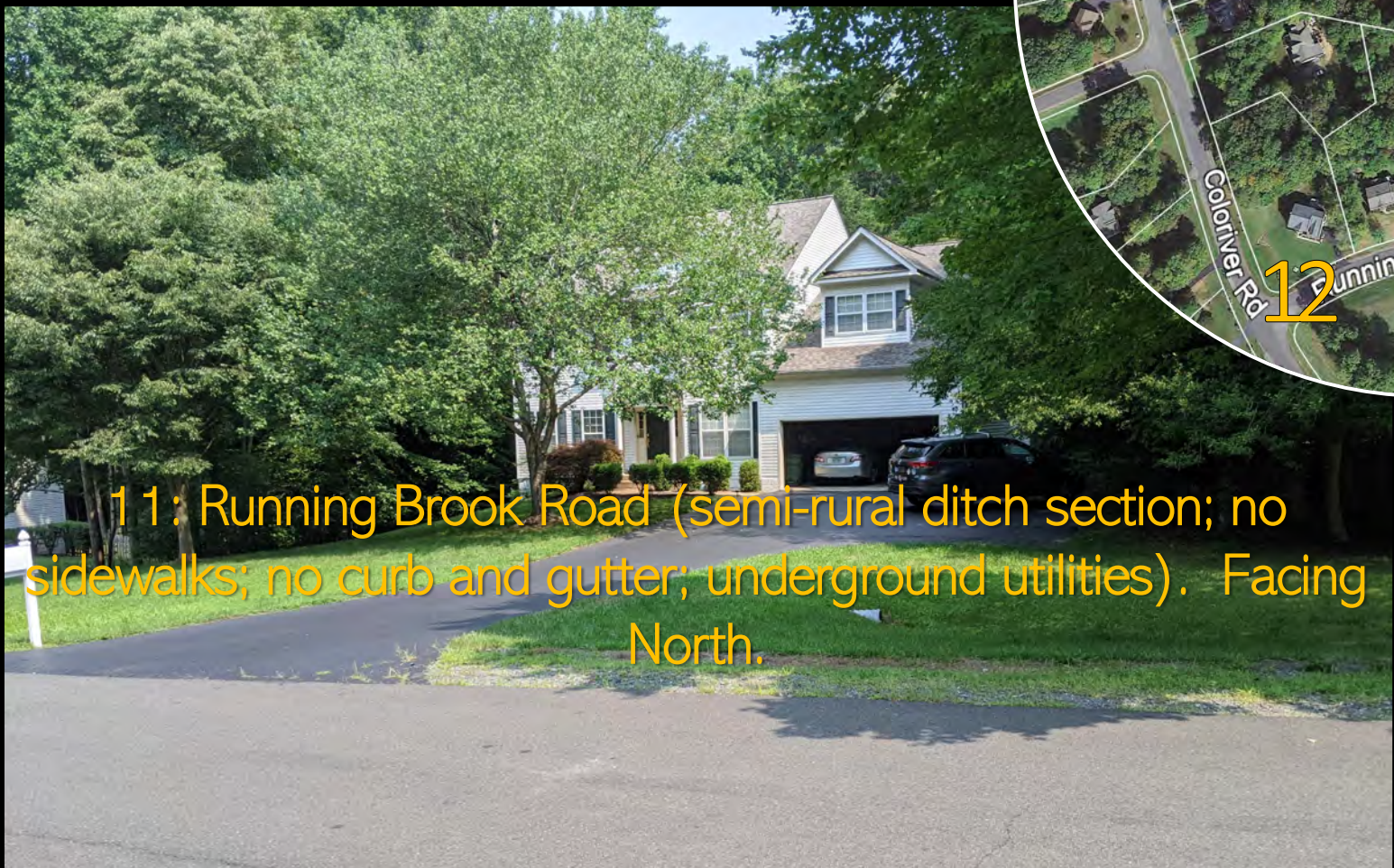
8: Existing paved trail running along the north side of Prince William Parkway. Facing West.



9: Running Brook Road. Facing South.



10: Future connection to Kings Crest via Running Brook Road (currently ends in temporary cul-de-sac). Facing East.



11: Running Brook Road (semi-rural ditch section; no sidewalks; no curb and gutter; underground utilities). Facing North.



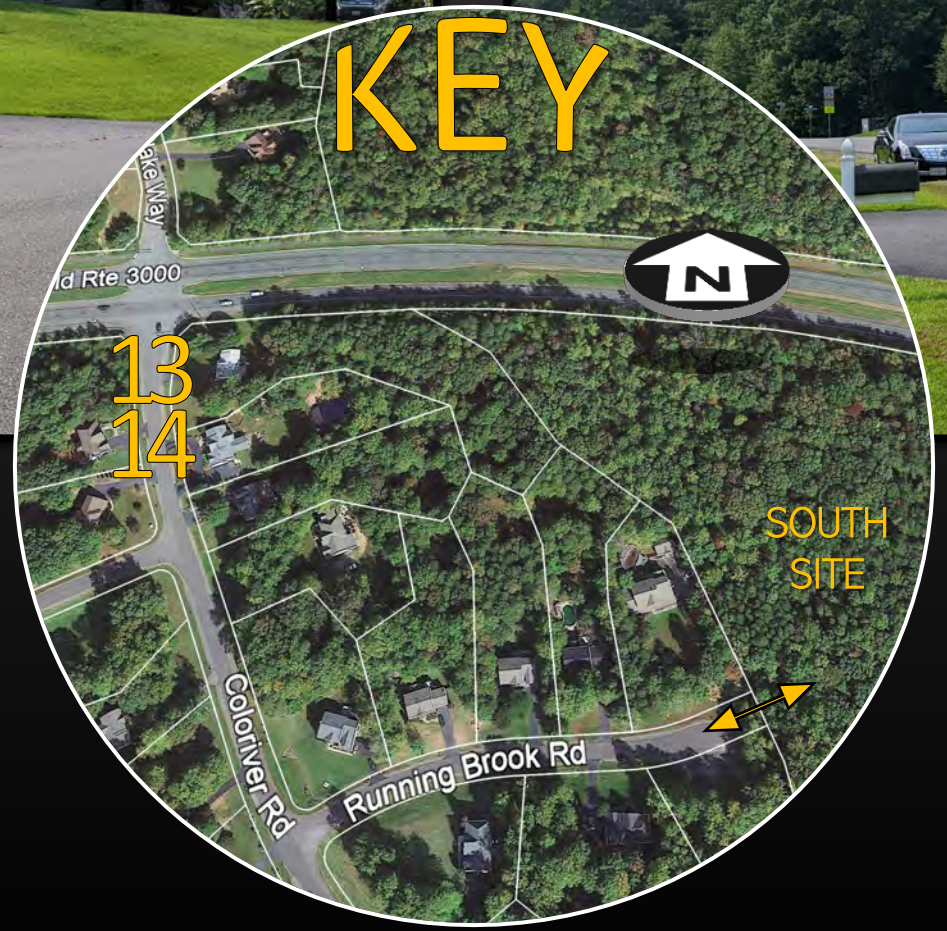
12: Running Brook Road. Facing West to the intersection with Coloriver Road.



13: Coloriver Road. Facing East.



14: Coloriver Road (semi-rural ditch section; no sidewalks; no curb and gutter; underground utilities). Facing South.





Prince William County School Board – Impact Statement

Date:	November 12, 2021		
Case Number:	REZ2022-00010		
Case Name:	KINGS CREST		
Magisterial District:	Coles/Occoquan		
Description:	Rezone 81.65 acres from A-1, Agricultural, to SR-1, Semi-Residential District to allow development of 39 single-family units		
Proffer Evaluation Category:	<input type="checkbox"/> Pre-2016	<input type="checkbox"/> 2016-2019	<input checked="" type="checkbox"/> Post-2019

Proposed Residential Rezoning (number of units)	Student Generation for Proposed Rezoning																																				
<table border="1"> <thead> <tr> <th colspan="2">Housing Units Proposed</th> </tr> </thead> <tbody> <tr> <td>Single-Family</td> <td>39*</td> </tr> <tr> <td>Townhouse</td> <td>0</td> </tr> <tr> <td>Multi-family</td> <td>0</td> </tr> <tr> <td>Total</td> <td>39</td> </tr> </tbody> </table> <p>*25 North and 14 South</p>	Housing Units Proposed		Single-Family	39*	Townhouse	0	Multi-family	0	Total	39	<table border="1"> <thead> <tr> <th colspan="4">Students Generated</th> </tr> <tr> <th></th> <th>North</th> <th>South</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Elementary</td> <td>7</td> <td>4</td> <td>11</td> </tr> <tr> <td>Middle</td> <td>4</td> <td>2</td> <td>6</td> </tr> <tr> <td>High</td> <td>6</td> <td>3</td> <td>9</td> </tr> <tr> <td>Total</td> <td>17</td> <td>9</td> <td>26</td> </tr> </tbody> </table>			Students Generated					North	South	Total	Elementary	7	4	11	Middle	4	2	6	High	6	3	9	Total	17	9	26
Housing Units Proposed																																					
Single-Family	39*																																				
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Total	39																																				
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	North	South	Total																																		
Elementary	7	4	11																																		
Middle	4	2	6																																		
High	6	3	9																																		
Total	17	9	26																																		

Developer Proposed Mitigation			
Monetary proffers are consistent with Monetary Policy Guide (for cases prior to July 1, 2016)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
School site, if offered, addresses a need identified in the School Division’s CIP?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
The location and size of the school site, if offered, is acceptable to the School Division?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
For cases July 1, 2016 to present			
The student generation methodology in the developer's impact analysis is acceptable?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No*	<input type="checkbox"/> N/A
*If No, what is the correct student generation? Based on 2020-21 Student Generation Factors	Elementary School	11	Total Students
	Middle School	6	
	High School	9	
Monetary proffers, if offered, are based on adopted CIP projects, in terms of cost and in the geographic area of the rezoning, in the developer impact statement?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Developer Proposed Mitigation

- The developer’s Proffer Statement dated August 30, 2021 indicates a monetary contribution of \$9,233 per residential dwelling, generating approximately \$360,087.
- The current assigned elementary school for the location of the proposed rezoning is Signal Hill Elementary School.
- The property is located on either side the Prince William Parkway. The assigned middle school is Parkside Middle School for the north section and Benton Middle School for the southern section. The assigned high school is Osbourn Park High School for the north section and Colgan High School for the southern section.

Countywide Current and Projected Student Enrollment & Capacity Utilization

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

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

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

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

School Level	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity ¹	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Signal Hill ES	---	819	0	694	125	84.7%	759	60	92.7%	804	15	98.2%
Parkside MS-north	---	1,381	5	1,455	-74	105.4%	1,590	-209	115.1%	1,742	-361	126.1%
Osbourn Park HS-north	2,430	---	7	2,776	-346	114.2%	3,186	-756	131.1%	3,591	-1161	147.8%
Benton MS-south	---	1,436	0	1,388	48	96.7%	1,267	169	88.2%	1,056	380	73.5%
Colgan HS-south	2,053	---	7	2,827	-774	137.7%	2,615	-562	127.4%	2,331	-278	113.5%

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

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

School Level	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity ¹	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Signal Hill ES	---	819	0	694	125	84.7%	770	49	94.0%	815	4	99.5%
Parkside MS-north	---	1,381	5	1,455	-74	105.4%	1,594	-213	115.4%	1,746	-365	126.4%
Osborn Park HS-north	2,430	---	7	2,776	-346	114.2%	3,192	-762	131.4%	3,597	-1167	148.0%
Benton MS-south	---	1,436	0	1,388	48	96.7%	1,269	167	88.4%	1,058	378	73.7%
Colgan HS-south	2,053	---	7	2,827	-774	137.7%	2,618	-565	127.5%	2,334	-281	113.6%

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

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

Elementary School	Yorkshire Area ES (2030)
Middle School	
High School	14 th High School (2026)

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

School Board Comments and Concerns

- The School Board is opposed to any rezoning application that causes student enrollment either by school level or by student enrollment at any assigned school, to exceed 100% of capacity.
- The assigned elementary school currently has capacity, plus projected capacity for the proposed additional students.
- Current enrollment exceeds capacity at the assigned middle school – north (Parkside), and at both assigned high schools (Osborn Park and Colgan)
- As indicated above, the assigned middle and high schools are expected to exceed capacity within five years by 15.4% to 31.4% with the additional students under this application. However, the approved 2022-31 CIP includes measures that address the overcrowding at Osborn Park High School and Colgan High School with the opening of the 14th High School in 2026.
- The applicant has proffered approximately \$360,087 to help mitigate the additional students generated by this application.
- For these reasons, the School Board is not opposed to the subject application.