



STAFF REPORT

Board Meeting Date:	July 13, 2021
Agenda Title:	Comprehensive Plan Update and Supporting Code Updates
District Impact:	Countywide
Requested Action:	<p>Approve the six resolutions listed below to complete the Comprehensive Plan Update and Supporting Code Updates:</p> <ol style="list-style-type: none"> 1. Budget and Appropriate \$390,000 from Fiscal Year 2021 Budget Savings to the Fiscal Year 2022 Planning Office Budget for Consultant Services to Complete the Comprehensive Plan Update 2. Initiate the Housing Chapter Update of the Comprehensive Plan 3. Initiate the Sewer Chapter Update of the Comprehensive Plan 4. Initiate an Amendment to the Long-Range Land Use Map of the Comprehensive Plan to Identify Appropriate Areas for a Transfer of Development Rights Program 5. Initiate Zoning Ordinance and County Code Amendments to Create an Affordable Dwelling Unit Ordinance 6. Re-Initiation of the Conservation Residential Zoning Text Amendment with an Expanded Scope
Department / Agency Lead:	Planning Office
Staff Lead:	Parag Agrawal, AICP, Planning Director

EXECUTIVE SUMMARY

In response to various Board of County Supervisor directives, this is a request to initiate Comprehensive Plan amendments to the Housing, Sanitary Sewer, and Transfer of Development Rights components of the Comprehensive Plan, to initiate Zoning Ordinance and County Code amendments for an Affordable Dwelling Unit Ordinance, and to expand the initiation for Conservation Residential Zoning Text Amendment. Staff is currently working on an update to the Comprehensive Plan. This effort was initiated in August of 2016 and included a technical update, level of service updates, incorporation of completed studies, and seven small area plans. Most of this scope of work has been completed or is near completion except for the Land Use Plan, Mobility Plan, the Fairgrounds/New Dominion Area Small Area Plan, and the Yorkshire Small Area Plan, which are in progress.

EXECUTIVE SUMMARY (CONTINUED)

Since the original scope of work was initiated, the Board of County Supervisors (Board) issued a number of directives to include a Countywide review of land uses (the current focus is on mixed-use areas in the Development Area), affordable housing, sanitary sewer, commercial and industrial areas, and Rural Area policies. Additionally, this is a request to initiate development of an Affordable Dwelling Unit Ordinance to address affordable housing.

Research, analysis, and drafting of the Comprehensive Plan amendments and Affordable Dwelling Unit Ordinance will require consultant services to provide additional work product to the Board within the desired time frame for its consideration. The consultant services are estimated to cost \$390,000 and Fiscal Year 2021 budget saving are available to budget and appropriate in Fiscal Year 2022 for the Planning Office to complete the Comprehensive Plan Update.

Staff recommends initiation of Comprehensive Plan amendments which includes the Housing, Sewer Chapters and a Transfer of Development Rights program, as well as including an expanded scope of work for consultant services related to the Comprehensive Plan update. Additionally, staff recommends initiation of Zoning Ordinance and County Code amendments for an affordable dwelling unit ordinance and Conservation Residential zoning text amendments. Finally, to accomplish these amendments in the desired timeframe, staff recommends the Board budget and appropriate \$390,000 from Fiscal Year 2021 budget savings to the Fiscal Year 2022 Planning Office budget for consultant services.

BACKGROUND

- A. Comprehensive Plan Update Initiation – The current Comprehensive Plan Update project is based on the Board of County Supervisors initiation from August 3, 2016, which was later amendment and includes the following scope of work:
1. Thoroughfare Plan Update
 2. Technical Review to Update Population and Employment Forecasts
 3. Economic Development Plan Update
 4. Urban Development Areas (UDA)
 5. Levels of Service Standards
 6. Incorporate Existing Studies
 - a) COG Regional Activity Centers Study
 - b) Potomac Communities Design Guidelines
 - c) MCB Quantico Joint Land Use Study
 - d) Rural Preservation Study
 - e) Cockpit Point Battlefield Study
 - f) Dale City Design Guidelines
 - g) VRE Studies
 - h) Bristoe Station and the Kettle Run Battlefields Preservation Study

7. Small Area Plans

- a) North Woodbridge
- b) Parkway Employment Center
- c) Innovation
- d) Fairgrounds/New Dominion Area
- e) Independent Hill
- f) Triangle
- g) Yorkshire

8. On October 20, 2020, the Board approved amendments to the scope of work and allocated \$470,000 in additional consultant funding for the project to address critical issues facing the County, including:

- a) Affordable Housing Policies within the Land Use Chapter
- b) Social Equity and Environmental Justice
- c) Sustainability
- d) Senior Services
- e) Ensure Land Uses Reflect Commercial and Industrial Market
- f) Realities of the Office Market
- g) Address Land Use Incompatibilities
- h) Bethlehem Road Area
- i) Power Infrastructure Planning
- j) Power Infrastructure Planning
- k) Impacts of New Transportation Technologies (autonomous vehicles, etc.)

B. Current Project Status – The last phase of the Comprehensive Plan Update was started in January 2021 and is underway.

C. Directives – The Board has issued several directives and adopted several resolutions regarding the Comprehensive Plan, and on May 4, 2021, the Board denied the Rural Area Preservation Study Implementation Comprehensive Plan amendment with direction to reassess Rural Area policy recommendations and incorporate them into the overall Comprehensive Plan Update.

2021 BOCS Actions	Description
RES 21-290 – May 11, 2021 Update Sewer Plan	Direct the County Executive to Prepare and Bring to the Board a Resolution to Initiate an Amendment to the Sewer Chapter of the Comprehensive Plan
RES 21-284- May 4, 2021 Rural Preservation (RuralArea Plan)	Deny Comprehensive Plan Amendment #CPA2018-00009, Rural Preservation (Rural Area Plan)

RES 21-285 – May 4, 2021 Transfer of Development Rights	Remand Zoning Text Amendment #DPA2017-00008 Transfer of Development Rights
RES 21-286 -May 4, 2021 Conservation Residential	Remand Zoning Text Amendment #DPA 2017-00009) Conservation Residential

2020 BOCS Actions	Description
DIR 20-82 - Oct 6, 2020 - Comprehensive Plan Land Use Chapter	Staff was directed to take a holistic and cohesive view of the entire County (all seven magisterial districts) when looking at the Comprehensive Plan, Land Use Chapter, to make sure that it reflects a desire to increase commercial and industrial land.
DIR 20-79 - Oct 6, 2020 - Sustainability Plan	Staff was directed to strengthen and add a sustainability policy to the Comprehensive Plan.
DIR 20-62 - August 4, 2020 High Power Transmission Lines	Staff was directed to review a set of goals, policies, and action strategies to address and plan for future high-power transmission lines within the County.
DIR 20-57 - July 21, 2020 - Develop Commercial Small Area Plan	Staff was directed to investigate the process of developing a Commercial Small Area Plan in the area of I-66, Bethlehem Road, Prince William County Parkway, and Sudley Manor Drive.
DIR 20-25 – April 21, 2020 Affordable Housing Program	Staff was directed to evaluate the feasibility of utilizing vacant residential housing stock as part of a local affordable housing program, to include data on vacant residential properties.
DIR 20-26 – April 21, 2020 Housing Trust Fund	Staff was directed to determine the feasibility of establishing a local housing trust fund to support a local affordable housing program.

D. Expanded Scope – Based on the additional Board directives and resolutions, staff recommends initiation of Comprehensive Plan, Zoning Text, and County Code amendments to include the following:

1. Long-Range Land Use Plan (Take a holistic and cohesive view of the County)
2. Mobility Plan (Take a holistic and cohesive view of the County)
3. Comprehensive Plan Amendment for Housing Chapter
4. Comprehensive Plan Amendment for Sanitary Sewer Chapter
5. Comprehensive Plan Amendment for Transfer of Development Rights
6. Zoning Text Amendment for Conservation Residential
7. County Code and ZTA for Affordable Dwelling Units Ordinance

E. Consultant Services – Staff is recommending expansion of the consultant services to incorporate the proposed amendments in the Comprehensive Plan scope of work.

STAFF RECOMMENDATION

Staff recommends initiation of Comprehensive Plan amendments which includes the Housing, Sewer Chapters and a Transfer of Development Rights program, as well as including an expanded scope of work for consultant services related to the Comprehensive Plan update. Additionally, staff recommends initiation of Zoning Ordinance and County Code amendments for an affordable dwelling unit ordinance and Conservation Residential zoning text amendments. Finally, to accomplish these amendments in the desired timeframe, staff recommends the Board budget and appropriate \$390,000 from Fiscal Year 2021 budget savings to the Fiscal Year 2022 Planning Office budget for consultant services.

Fiscal Impact

Approval of the initiations and expanding the scope of work for consultant services would have a fiscal impact of reducing Fiscal Year 2021 budget savings by \$390,000 and increasing the Planning Office budget in Fiscal Year 2022 by \$390,000.

Legal Issues

Under Section 15.2-2229 of the Code of Virginia, the Board of County Supervisors may consider amendments to the adopted Comprehensive Plan. Virginia Code sections authorizing an affordable dwelling unit programs are 15.2-2305, or 15.2-2305.1. In accordance with Virginia Code Sections 15.2- 2285 and 15.2 2286, the Board of County Supervisors may amend the Zoning Ordinance whenever it determines that public necessity, convenience, general welfare, and good zoning practices require such change.

Timing

To provide additional work product to the Board within the desired time frame for their consideration requires the approval of the budget request to expand consulting services, initiation of the Comprehensive Plan Amendments, County Code Amendment, and Zoning Text Amendments.

STAFF CONTACT INFORMATION

Parag Agrawal | (703) 792-7615
PAgrawal@pwcgov.org

MOTION:

July 13, 2021
Regular Meeting

SECOND:

Res. No. 21-

RE:

BUDGET AND APPROPRIATE \$390,000 FROM FISCAL YEAR 2021 BUDGET SAVINGS TO THE FISCAL YEAR 2022 PLANNING OFFICE BUDGET FOR CONSULTANT SERVICES TO COMPLETE THE COMPREHENSIVE PLAN UPDATE

ACTION:

WHEREAS, the Planning Office is responsible for assisting the community in developing the County to its best potential by evaluating and implementing policies to support the goals of the community as it prospers and matures; and

WHEREAS, on August 3, 2016, the Prince William Board of County Supervisors (Board), via Resolution Number (Res. No.) 16-647, accepted the Proposed Scope of Work for the Comprehensive Plan Update including Incorporate Existing Studies – Potomac Communities Design Guidelines, Economic Development, Yorkshire Small Area Plan, Fairgrounds Small Area Plan, Long-Range Land Use Plan (to include Housing) and Mobility Plan; and

WHEREAS, the Comprehensive Plan provides a foundation to guide growth and development for the County; and

WHEREAS, the Comprehensive Plan update will provide the opportunity to address Prince William County's Strategic Plan goals, identify necessary improvements to the multi-modal transportation network, provide direction for meeting economic development and revitalization goals, address housing needs, and establish a framework for prioritizing infrastructure investment; and

WHEREAS, the Board has issued several directives and adopted resolutions that require an expansion of the scope of work related to the Comprehensive Plan Update; and

WHEREAS, County staff recommends approval of this resolution;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby budgets and appropriates \$390,000 from Fiscal Year 2021 budget savings to the Fiscal Year 2022 Planning Office budget for consultant services to complete the Comprehensive Plan Update.

**July 13, 2021
Regular Meeting
Res. No. 21-
Page Two**

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information

Planning Director

ATTEST: _____
Clerk to the Board

MOTION:

July 13, 2021
Regular Meeting
Res. No. 21-

SECOND:

**RE: INITIATE THE HOUSING CHAPTER UPDATE OF THE COMPREHENSIVE PLAN -
COUNTYWIDE**

ACTION:

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

WHEREAS, Section 15.2-2230 of the Virginia Code requires a review of the Comprehensive Plan every five (5) years to determine whether it needs to be amended; and

WHEREAS, due to the availability of updated demographic projections extending to 2040, policies adopted by the Board, changes in State law, and completion of numerous public infrastructure projects, there is a need to update the Comprehensive Plan; and

WHEREAS, the last Housing Plan update of the Comprehensive Plan was completed on October 17, 2017; and

WHEREAS, County staff recommends approval of this resolution; and

WHEREAS, the Prince William Board of County Supervisors finds that this amendment guides and accomplishes a coordinated, adjusted, and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants, including the elderly and persons with disabilities;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby initiates an amendment to the Comprehensive Plan for a Housing Chapter Update.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

ATTEST: _____
Clerk to the Board

July 13, 2021
Regular Meeting
Res. No. 21-

MOTION:

SECOND:

**RE: INITIATE THE SEWER CHAPTER UPDATE OF THE COMPREHENSIVE PLAN -
COUNTYWIDE**

ACTION:

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

WHEREAS, Section 15.2-2230 of the Virginia Code requires a review of the Comprehensive Plan every five (5) years to determine whether it needs to be amended; and

WHEREAS, due to the availability of updated demographic projections extending to 2040, policies adopted by the Board, changes in State law, and completion of numerous public infrastructure projects, there is a need to update the Comprehensive Plan; and

WHEREAS, the last Sanitary Sewer Plan update of the Comprehensive Plan was completed on October 17, 2017; and

WHEREAS, County staff recommends approval of this resolution; and

WHEREAS, the Board finds that this amendment guides and accomplishes a coordinated, adjusted, and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants, including the elderly and persons with disabilities;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby initiates an amendment to the Comprehensive Plan for a Sewer Chapter Update.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

ATTEST: _____

Clerk to the Board

MOTION:

July 13, 2021
Regular Meeting
Res. No. 21-

SECOND:

RE: INITIATE AN AMENDMENT TO THE LONG-RANGE LAND USE MAP OF THE COMPREHENSIVE PLAN TO IDENTIFY APPROPRIATE AREAS FOR A TRANSFER OF DEVELOPMENT RIGHTS PROGRAM – COUNTYWIDE

ACTION:

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

WHEREAS, Section 15.2-2230 of the Virginia Code requires a review of the Comprehensive Plan every five (5) years to determine whether it needs to be amended; and

WHEREAS, on May 4, 2021, the Board remanded Zoning Text Amendment #DPA2017-00008, Transfer of Development Rights, back to County staff and directs staff to take a fresh look at what areas are appropriate for this program; and

WHEREAS, on May 4, 2021, the Board denied #CPA2017-00009, Rural Preservation (Rural Area Plan) which included, among other things, an amendment to the Long-Range Land Use Map identifying appropriate locations for sending and receiving areas; and

WHEREAS, under Section 15.2-2316.1 and 15.2-2316.2 of the Virginia Code, transfer of development rights sending and receiving areas must be designated on the Comprehensive Plan; and

WHEREAS, a new Comprehensive Plan Amendment is necessary to adopt and implement a transfer of development rights program;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby initiates an amendment to the Long-Range Land Use Map of the Comprehensive Plan to identify appropriate areas for a transfer of development rights program.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

ATTEST: _____
Clerk to the Board

13-A 5

MOTION:

July 13, 2021
Regular Meeting
Res. No. 21-

SECOND:

RE: INITIATE ZONING ORDINANCE AND COUNTY CODE AMENDMENTS TO CREATE AN AFFORDABLE DWELLING UNIT ORDINANCE – COUNTYWIDE

ACTION:

WHEREAS, in accordance with Section 15.2-2286 of the Code of Virginia, Ann., the Prince William Board of County Supervisors (Board) may amend the Zoning Ordinance whenever it determines that public necessity, health, safety, convenience, general welfare, and good zoning practice necessitate such change; and

WHEREAS, in accordance with Title 15.2-2304, 15.2-2305, and 15.2-2305.1 of the Code of Virginia, Ann., the Board may enact Affordable Dwelling Unit Ordinances; and

WHEREAS, the Housing Chapter of the County's Comprehensive Plan recommends implementing an Affordable Dwelling Unit Ordinance; and

WHEREAS, staff recommends initiating amendments to the Zoning Ordinance to create an Affordable Dwelling Unit Ordinance and to amend County Code where necessary to support the proposed Affordable Dwelling Unit Ordinance; and

WHEREAS, amending the Zoning Ordinance and County Code for the purposes of creating an Affordable Dwelling Unit Ordinance is required by public necessity, convenience, general welfare, and good zoning practice, and is consistent with the intent of Title 15.2-2283 of the Code of Virginia, Ann; and

WHEREAS, the Board believes that public general welfare as well as good zoning practices, are served by the initiation of this Zoning Text Amendment;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William Board of County Supervisors hereby initiates amendments to the Prince William County Zoning Ordinance and to the County Code to create an Affordable Dwelling Unit Ordinance.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST: _____
Clerk to the Board

MOTION:

July 13, 2021
Regular Meeting
Res. No. 21-

SECOND:

**RE: RE-INITIATION OF THE CONSERVATION RESIDENTIAL ZONING TEXT
AMENDMENT WITH AN EXPANDED SCOPE – COUNTYWIDE**

ACTION:

WHEREAS, in accordance with Section 15.2-2286 of the Code of Virginia, Ann., the Prince William Board of County Supervisors (Board) may amend the Zoning Ordinance whenever it determines that public necessity, health, safety, convenience, general welfare, and good zoning practice necessitate such change; and

WHEREAS, on September 20, 2016, the Board in Resolution Number (Res. No.) 16-732 initiated an amendment to the Zoning Ordinance to amend the rural cluster development regulations; and

WHEREAS, Conservation Residential zoning districts would allow rural cluster development for the purpose of preserving and connecting open spaces, connecting trail and passive recreation networks, and preserving farmland; and

WHEREAS, the Board duly ordered, advertised, and held a public hearing on May 4, 2021, at which time all interested members of the public were heard and the merits of the above referenced zoning text amendment were considered; and

WHEREAS, the Board on May 4, 2021, remanded Zoning Text Amendment #DPA2017-00009, Conservation Residential, back to County staff and directed staff to take a fresh look at the proposal including evaluating market forces and the appropriateness of this proposed zoning district as it relates to the entire County, including areas that are not currently in the Rural Area; and

WHEREAS, the Board directed staff to analyze the existing Rural Cluster Ordinance to increase its flexibility and utility; and

WHEREAS, amending the Zoning Ordinance for the above-referenced issue is required by public necessity, convenience, general welfare, and good zoning practice, and is consistent with the purpose and intent of Section 15.2-2283 of the Code of Virginia, Ann;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William Board of County Supervisors hereby re-initiates the Conservation Residential Zoning Text Amendment, with an expanded scope, to the Prince William County Zoning Ordinance, including but not limited to addressing the additional direction provide by the Prince William Board of County Supervisors pursuant to Resolution Number 21-286.

July 13, 2021
Regular Meeting
Res. No. 21-
Page Two

Votes:

Ayes:


Nays:

Absent from Vote:

Absent from Meeting:



ATTEST: _____

Clerk to the Board



Comprehensive Plan Update and Supporting Code Updates

Prince William County Planning Office



7/13/2021

1

Background

- Section 15.2-2230 of the Virginia Code requires a review of the Comprehensive Plan every five years.
- Land Use and Transportation Last Updated in 2010
- Changes in Demographic Projections
- Changes in Proffer Legislation Required Changes to Level of Service Chapters
- Existing Planning Studies Needed to be Incorporated into Policy
- Changes in Technology

2

Comprehensive Plan Update Overview of Work Completed to Date

- Technical Update
- Level of Service
- Small Area Plans
- Incorporate Existing Studies
- Land Use and Mobility



3

Last Phase of Comprehensive Plan Update Project Scope

- Launched in January 2021
- Land Use Chapter Update (Development Area)
 - 4 Activity Centers (Potomac Mills, Rt. 29/I-66, I-66/Rt. 15, I-95/Rt. 234)
 - 2 Redevelopment Corridors (Route 1 & Sudley Road corridors)
- Land Use Elements
 - Equity, Sustainability, Land Use Incompatibilities, Office , Commercial and Industrial Markets
- Housing Projection Analysis
 - Housing Affordability
 - Real Estate Market
- Small Area Plans (Yorkshire, Fairgrounds, Bethlehem Road)
- Mobility (Development Area with connections between Activity Centers)

4

Last Phase of Comprehensive Plan Update Project Scope Expansion

- ✓ Directives & Resolutions from the Board of County Supervisors
 - ✓ Board Directive 20-82: Look at the County holistically (Rural & Development areas)
 - ✓ Board Directive 20-25 Affordable Housing Program
 - ✓ Board Resolution 21-290: Update Sewer Chapter
 - ✓ Board Resolution 21-284: Deny CPA Rural Preservation (Rural Area Plan)
 - ✓ Board Resolution 21-285: Remand ZTA for TDR
 - ✓ Board Resolution 21-286: Remand ZTA for CR

5

Summary of Expanded Scope of Work Comprehensive Plan Update and Code Changes

- Comprehensive Plan Update
 - Sewer Chapter (CPA)
 - Housing Chapter (CPA)
 - Replan for the Rural Area along with the Development area including expansion of Transfer of Development Rights areas (CPA)
 - Mobility Countywide
- Supporting ZTA
 - Affordable Dwelling Unit Ordinance
 - Conservation Residential (including analyzing Rural Cluster ordinance flexibility and utility)

6

Actions Needed to address BOCS Resolutions and Directives

1. **Funding FY 2022**
 - Budget and appropriate \$390,000 from Fiscal Year 2021 budget savings to the Fiscal Year 2022 Planning Office budget for consultant services to complete the Comprehensive Plan Update.

2. **Initiations**
 - Initiate Sewer Chapter (CPA)
 - Initiate Housing Chapter (CPA)
 - Initiate Transfer of Development Rights (CPA)
 - Initiate an Affordable Dwelling Unit Ordinance (Code)
 - Initiate Conservation Residential (ZTA)

7

Overview of Activities Completed Supervisor & PC Interviews Overview

- ✓ Met with each Supervisor and their Planning Commissioner to discuss Land Use, Housing and Mobility

- ✓ Land Use and Housing interviews Jan. 25 -Feb 4.

- ✓ Mobility interviews Jan. 27 – Feb. 24.



8

Overview of Activities Complete Community Engagement Meeting

- ✓ Held three Introductory Community Meetings on the Comp Plan Update:
 - ✓ Eastern PWC on March 23, 2021: 164 registrations
 - ✓ Central PWC on March 24, 2021: 141 registrations
 - ✓ Western PWC on March 25, 2021: 245 registrations
- ✓ Held two Mobility Meetings:
 - ✓ Roads & Transit on May 26, 2021: 75 registrations
 - ✓ Trails & Connectivity on June 9, 2021: 103 registrations
- ✓ Two Civic meetings presentations
 - ✓ MIDCO on March 18, 2021
 - ✓ LOCCA-PELT on April 29, 2021

9




Overview of Activities Complete Stakeholder Focus Group Interviews

- Total of 73 stakeholders to be interviewed in 7 groups.
 - Housing & Housing Advocacy (11)
 - Building & Development (12)
 - Economic Development (8)
 - Environmental (15)
 - Trails & Blueways (11)
 - Jurisdictional (12)
 - Adjacent Counties (4)

10

**Overview of Activities Complete
PATHWAY TO 2040: COMPREHENSIVE PLAN UPDATE
WEB PORTAL**

- Project Overview
- Get Involved
- Small Area Planning
- Land Use
- Mobility
- Housing
- Resources
- Give us your input
- Stay Involved



Link: <https://www.pwcva.gov/department/planning-office/pathway-to-2040>

11

**Overview of Activities Complete
Recent Updates to the Pathway to 2040 Web
Portal**

- Links to Interactive Mobility Maps
 - Parks, Recreation & Tourism trails map.
 - Transportation Department Roads and facilities.

Web address: [Pathway to 2040: Comprehensive Plan Update \(pwcva.gov\)](https://www.pwcva.gov/pathway-to-2040-comprehensive-plan-update)
Project email: pathwayto2040@pwcgov.org

12

Overview of Activities Complete Community Poll Summary

- ✓ **Online Poll from February 22, 2021 through April 19, 2021.**
- ✓ The poll asked residents questions about future land use, housing, and mobility priorities and concerns. For each of these questions, residents were asked to choose their top three priorities from a list of options.
- ✓ There were 1,979 total responses (1,972 English poll responses and 7 Spanish poll responses)

13

Overview of Activities Complete Long Range Land Use Map Change Request Application

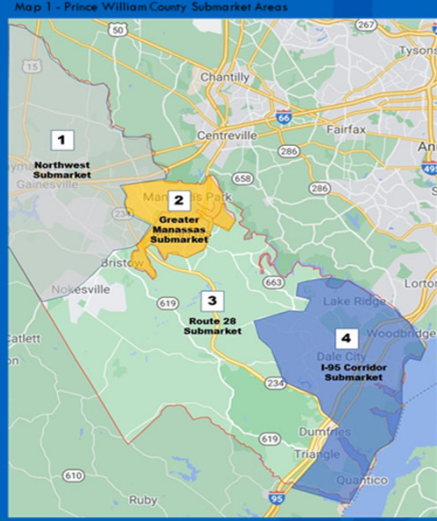
- Long-Range Land Use Map change request applications added into mapping system.
 - 35 applications consist of 78 parcels and 1,870 acres to review.
 - Include 725 acres in the development area and 1,145 acres in the rural area.
 - Include 530 acres of Long-Range Land Use change to accommodate Data Centers.

[Pathway to 2040 – Review of the Long-Range Land Use Layer interactive map](#)

14

Housing Analysis Findings

- The analysis broke the county into four separate submarkets
- Northwest Submarket is Driving Growth in Prince William County
- I-95 Submarket is the County's Largest Population Submarket
- Prince William is Predominantly a Single-Family Housing Market, but There has Been Growth in the Number of Renter Occupied Units.



15

Next Steps

- Staff will review draft concepts and initial policies with consultant to begin discussion for the next round of community meetings.
- Feedback to applicants on Long-Range Land Use Change Applications.
- Prepare & coordinate materials for second round of community engagement.
 - New polls/surveys online
 - Virtual Meetings
- Conduct second round of community engagement

16

Recommendation

- Budget and appropriate \$390,000 from Fiscal Year 2021 budget savings to the Fiscal Year 2022 Planning Office budget for consultant services to complete the Comprehensive Plan Update.
- Initiate the following
 - Comprehensive Plan Amendments
 - Sewer Chapter
 - Housing Chapter
 - Transfer of Development Rights
 - County Code/Zoning Text Amendments
 - Affordable Dwelling Unit Ordinance
 - Conservation Residential Zoning Text Amendments