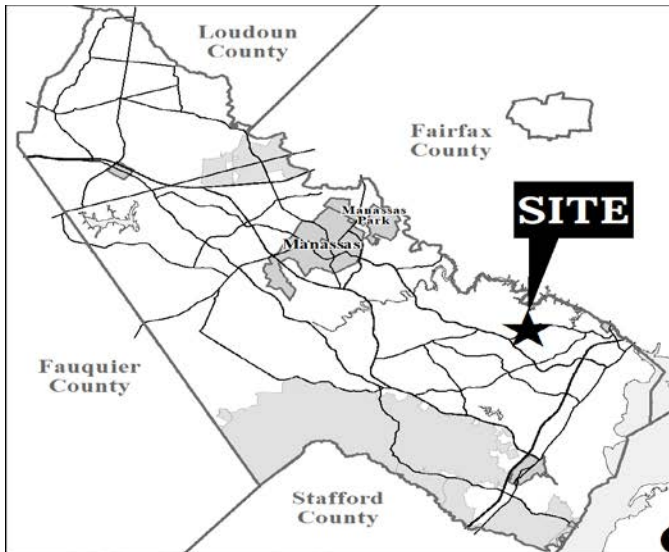




STAFF REPORT

PC Meeting Date:	July 1, 2020
Agenda Title:	Comprehensive Plan Amendment #CPA2019-00002, Lake Ridge Nursery to change the Long Range Land Use designation from SRL, Suburban Residential Low to NC, Neighborhood Commercial.
District Impact:	Occoquan Magisterial District
Requested Action:	Recommend approval of Comprehensive Plan Amendment #CPA2019-00002, Lake Ridge Nursery
Department:	Planning Office
Staff Lead:	David J. McGettigan, Sr., AICP, Long Range Land Use Manager



EXECUTIVE SUMMARY

This is a request to amend the Comprehensive Plan to change the long range land use designation from SRL, Suburban Residential Low to NC, Neighborhood Commercial for three parcels of approximately 6.6 acres and identified as GPINs: 8193-92-0448, 8193-92-2365 and 8193-92-3377. The three parcels are adjacent to one another and are located near the intersection of Old Bridge Road and Smoketown Road.

This case is being presented concurrently with Rezoning#REZ2020-00006, Lake Ridge Nursery.

It is the recommendation of staff that the Planning Commission recommend approval of Comprehensive Plan Amendment #CPA2019-00002, Lake Ridge Nursery to the Board of County Supervisors.

BACKGROUND

- A. Initiation of Comprehensive Plan Update – Under Section 15.2-2229 of the Virginia Code, the Board of County Supervisors may consider amendments to the Comprehensive Plan.
- B. Application Submitted – A request for a Comprehensive Plan Amendment (CPA) was submitted on December 20, 2018. The applicant is requesting to change the Long-Range Land Use (LRLU) map designation from SRL, Suburban Residential Low to NC, Neighborhood Commercial on a parcel located at 3705 Old Bridge Road, Woodbridge, VA 22192 and identified as GPIN 8193-92-0448. The property is currently be used as a commercial nursery. Staff recommended denial of the original request. A CPA may be submitted outside of the annual review process in accordance with Policy LU16.2 of the Long-Range Land Use Plan. This request is concurrently being processed with #REZ2020-00006 (±3.46 acres) from A-1, Agricultural to B-2, Neighborhood Business.
- C. Board of County Supervisors Initiation – On March 12, 2019, the Board of County Supervisors initiated #CPA2019-00002 Lake Ridge Nursery and expanded the study area to include an additional approximate 3.14 acres identified as GPINs: 8193-92-2365 and 8193-92-3377, from SRL, Suburban Residential Low to NC, Neighborhood Commercial (see Attachment C for resolution).
- D. Request – This is a CPA request along with a BOCS initiation to expand the study area to amend the Long-Range Land Use Plan to re-designate approximately 6.6 acres from SRL, Suburban Residential Low to NC Neighborhood Commercial. A general location map showing the map amendment request is shown in Attachment A. The chart below summarizes the area for the long range map amendment:

LRLU Classification	Existing (Acres)	Proposed (Acres)
SRL Suburban Residential Low	±6.6	0
NC Neighborhood Commercial	0	±6.6
Total	±6.6	±6.6

- E. Site Location – The subject properties are located on the south side of Old Bridge Road, adjacent to the intersection of Springwoods Drive and Old Bridge Road, and 600 feet southwest of the intersection of Old Bridge Road and Smoketown Road. The proposed CPA sites are identified on County mapper system as GPINs: 8193-92-0448, 8193-92-2365 and 8193-92-3377 and have the following respective addresses: 3705, 3621, 3611 Old Bridge Road, Woodbridge, Virginia 22192. The site also is located within the Old Bridge Road Highway Corridor Overlay District.
- F. Existing Zoning and Land Use – The properties consist of approximately 6.6 acres, zoned A-1, Agricultural. The parcel area of the initial CPA identified as GPIN 8193-92-0448 is lawfully

nonconforming because the lot was first created prior to the existing minimum lot area requirement of 10 acres in the A-1 zoning district. A special use permit currently allows for the operation of the Garden Center on the property. In 2004, the use was converted to a full-service Garden Center pursuant to a special use permit (#PLN2004-00123) as allowed by zoning ordinance, section 32-301.04.15. Additional uses are permitted through the special use permit process (zoning ordinance section 32-301.04) but can only be used for a very limited number of Agricultural uses. Currently there is an existing building on site of approximately 4,500 square feet of enclosed retail space and 12,000 square feet of outdoor display area for landscaping and bedding plants. The parcel identified as GPIN:8193-92-2365 is also zoned A-1 and has a non-conforming sized lot. The property contains one residential dwelling of approximately 1,400 square feet built in 1960. The last parcel identified as GPIN: 8193-92-3377 does not have any structures located on the property and is a non-conforming sized lot.

- G. Demographic Impacts – The following chart summarizes the demographic impacts of the application based on land use designation proposed using methodology consistent with the Build-Out Analysis:

Scenario	Employment	Residential Units
Existing Capacity	6	6 – 26
Proposed Capacity	94-190 *	0

* While this is a typical range associated with the proposed land use, no residential units are anticipated with the concurrent rezoning.

- H. Companion Rezoning – There is a concurrent rezoning request for GPINs: 8193-92-0448 to change the existing zoning designation from A-1, Agricultural to B-2, Neighborhood Business, to develop a commercial facility with retail uses.
- I. Adjacent Land Uses – The dominant land use in the subject area is the Lake Ridge Residential Planned Community (RPC). The Lake Ridge RPC is a 3,000 acre-plus master planned community situated along Old Bridge Road. One-half mile west of the subject site, at the intersection of Old Bridge Road and Prince William Parkway, is the Glen Shopping Center and general business area. An undeveloped 3.5-acre portion of the Glen general business area is located on the south side of Old Bridge Road approximately 0.4 miles west of the subject site. East of the subject site, across the street from the site, is a motor vehicle fuel station, convenience store, and a veterinary clinic. Further to the east, in the northeast and southeast quadrants of the intersection of Old Bridge Road and Smoketown Road is another motor vehicle fuel station, a self-storage center, a retail pharmacy and day care. The intersection of Old Bridge Road and Smoketown Road is approximately 700 feet east of the subject site. The Dillingham Square Shopping Center adjoins other commercial uses that continue along the north side of Old Bridge and extend for approximately one-half mile.
- J. Summary of CPA Analysis: The following is a summary of staff's analysis of the applicant/owner's CPA request. This analysis is based on the relevant Comprehensive Plan

action strategies, goals, and policies. A complete analysis is provided in Attachment B of this report.

1. Comprehensive Plan Consistency Analysis Highlights

- a) Long-Range Land Use Plan – Changing the Long-Range Land Use designation from SRL, Suburban Residential Low to NC, Neighborhood Commercial is compatible with the existing commercial land uses in the surrounding area located north of the subject area (see Attachment A for a map showing the general location of the amendment request). Changing the land use classification increases the opportunity for commercial development and the creation of jobs. However, the request does not address the recommendation of a new NC project not being nearer than one mile of existing NC, Neighborhood Commercial project.
- b) Planned Employment Capacity – Under the current Comprehensive Plan Amendment, the request to change of ±6.6 acres of land designated SRL Suburban Residential Low to NC Neighborhood Commercial would afford for an increase in employment capacity for the project area (See Attachment B for more details).
- c) Surrounding Land Uses – The adjacent properties to the west, south, and east are designated SRL, Suburban Residential Low. Across Old Bridge Road to the north are residential components of the RPC, Residential Planned Community, the Lake Ridge Residential Community along with Westridge and Old Bridge Estates. Two religious institutions exist to the north, vacant land lies to the east, and residential developments exist to the south and west. At the intersection of Old Bridge Road and Smoketown Road three of the four quadrants of this intersection are designated NC, Neighborhood Commercial, and are developed as commercial/retail projects under both B-1 and B-2 zoning districts.
- d) Zoning & Site Development – The subject sites are zoned A-1 agriculture. The lot area of the initial CPA identified as GPIN 8193-92-0448 is lawfully nonconforming because the lot was first created prior to the existing minimum lot area requirement of 10 acres in the A-1 zoning district. A special use permit currently allows for the operation of the Garden Center on the property. In 2004 the use was converted to a full-service Garden Center pursuant to a special use permit (#PLN2004-00123) as allowed by zoning ordinance, section 32-301.04.15. Additional uses are permitted through the special use permit process (zoning ordinance section 32-301.04) but can only be used for a very limited number of Agricultural uses.
- e) Level of Service
 1. Schools – The middle school serving this site is currently over capacity (Woodbridge MS 118.5%). The elementary and high schools are under capacity (Springwoods ES, 84.4%, Garfield HS, 82.8%). The proposed use

would not generate additional students, however, keeping the existing Long- Range Land Use of SRL would generate additional students.

2. Fire and Rescue- The subject properties are within the first due response limits of Lake Ridge, Volunteer Fire Department-Station 14. Being located within 1.4 miles of the Station 14, the property is within the service standard response area.
3. Police- The subject properties are served by the PWC Police Central District Station.
4. Libraries- Chinn Park Regional Library, is less than 1 mile from the subject sites, and easily accessible by Old Bridge Road.
5. Parks & Open Space- The subject site is less than 1 mile from the Chinn Aquatics and Fitness Center. The property is also within 1 mile of the Lake Ridge Golf and Marina facilities on Cotton Mill Road. The Lake Ridge park facility was dedicated to the county with the development of the Lake Ridge RPC and is now a public park.
6. Transportation Infrastructure – The existing long-range land use designations are expected to generate trips based on their planned future land uses. Converting the long-range land use of this site from SRL, Suburban Residential Low, to NC, Neighborhood Commercial, could, depending on the specific development proposal request, result in a maximum 262 weekday vehicle trips for the SRL (13-20 residential units) development versus a maximum of 1,735 weekday vehicle trips for the proposed NC, Neighborhood Commercial, long range land use designation. The specific transportation impacts would be reviewed and addressed during the rezoning process.
7. Telecommunication- No special planning for telecommunications is proposed at this time. There are no anticipated issues involving telecommunications that are a part of this comprehensive plan amendment.

STAFF RECOMMENDATION

The Planning Office recommends approval of Comprehensive Plan Amendment #CPA2019-00002, Lake Ridge Nursery. The proposed CPA is supported by staff for the following reasons:

- The proposed re-designation of the subject property through this CPA request will allow the land use to serve as an addition/expansion to the existing NC, Neighborhood Commercial in the area.
- The NC, Neighborhood Commercial land use designation for the site will encourage uses that are compatible with surrounding uses and developed in a comprehensive, coordinated matter.

- Changing the SRL, Suburban Residential Low designation to NC, Neighborhood Commercial could provide additional employment opportunity in the area to complement the existing commercial development along Old Bridge Road and Smoketown Road intersection.
- A concurrent rezoning proposal is being reviewed along with this CPA request, which contains details and proffers to develop a neighborhood commercial use that is complementary and supportive of the existing surrounding commercial uses.
- See Attachment B for the staff's analysis of the proposed CPA.

Community Input

Public Notice- Notice of the CPA has been transmitted to property owners within 200 feet of the site. As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal. No community opposition to the CPA request has been noted. In addition, certified letters were sent to the two property owners of GPINs: 8193-92-2365 and 8193-92-3377 on October 25, 2019 informing them of the proposed CPA. A meeting with Mr. Blevins of 3261 Old Bridge Road was conducted as a result of the letter and the individual did not express any objection.

Historical Commission Meeting – The Comprehensive Plan Amendment #CPA2019-00002, Lake Ridge Nursery was reviewed by the Prince William County Historical Commission at their regularly scheduled meeting on October 8, 2019. The Historic Commission Resolution can be found in Attachment D.

Other Jurisdiction Comments

This project site is located outside of the required notification area from adjacent jurisdictions.

Legal Issues

Approval of this CPA proposal would change the Long-Range Land Use designation of ±6.6 acres from SRL, Suburban Residential Low, to NC, Neighborhood Commercial. Legal issues resulting from Planning Commission action would be addressed by the County Attorney.

Timing

The Planning Commission does not have a deadline for acting on this CPA request. However, staff has a policy to bring initiated CPAs forward to the Planning Commission and Board of County Supervisors at the same time as the concurrent rezoning.

ALTERNATIVE RECOMMENDATION

The Planning Commission may recommend denial of #CPA2019-00002, Lake Ridge Nursery. In the event that the Commission chooses to deny this request, the following impacts of this decision are noted as they pertain to the review of the Comprehensive Plan analysis.

- A. Comprehensive Plan – If this CPA is recommended for denial there would be no change to the existing Long-Range Land Use (LRLU) Plan for the subject property. The existing LRLU

map designations for the site would remain SRL, Suburban Residential Low Long-Range Land Use designation and may develop with residential uses.

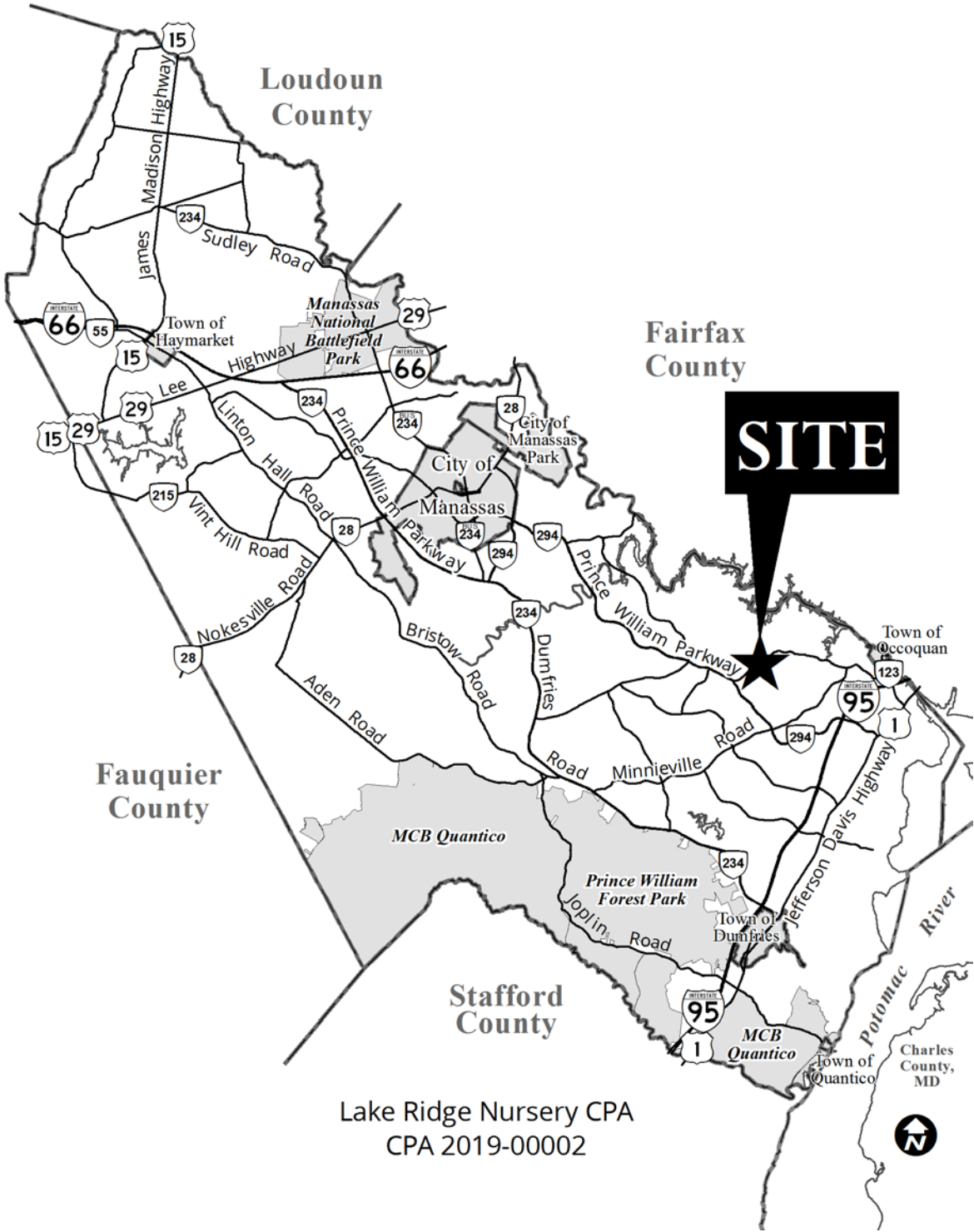
- B. Zoning & Site Development – The current inconsistency with A-1, Agricultural zoning and a SRL, Suburban Residential Low use designation of GPIN: 8193-92-0448 would remain for its existing use. Parcels GPIN: 8193-92-2365 and 8193-92-3377 would remain non-conforming lot sizes for A-1 zoning.
- C. Community Input – Notice of the CPA has been transmitted to property owners within 200 feet of the site. As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal. No community opposition to the CPA request has been noted.
- D. Other Jurisdictional Comments – This project site is located outside of the required notification area from adjacent jurisdictions.
- E. Legal – Denial of this CPA proposal would not change the land use designation. The proposed ±6.6 acres of planned NC, Neighborhood Commercial area would remain intact and continue to be designated SRL, Suburban Residential Low. Legal issues resulting from Planning Commission action would be addressed by the County Attorney.
- F. Timing – The Planning Commission does not have a deadline for acting on this CPA request. However, staff has a policy to bring initiated CPAs forward to the Planning Commission and Board of County Supervisors at the same time as the concurrent rezoning.

STAFF CONTACT INFORMATION

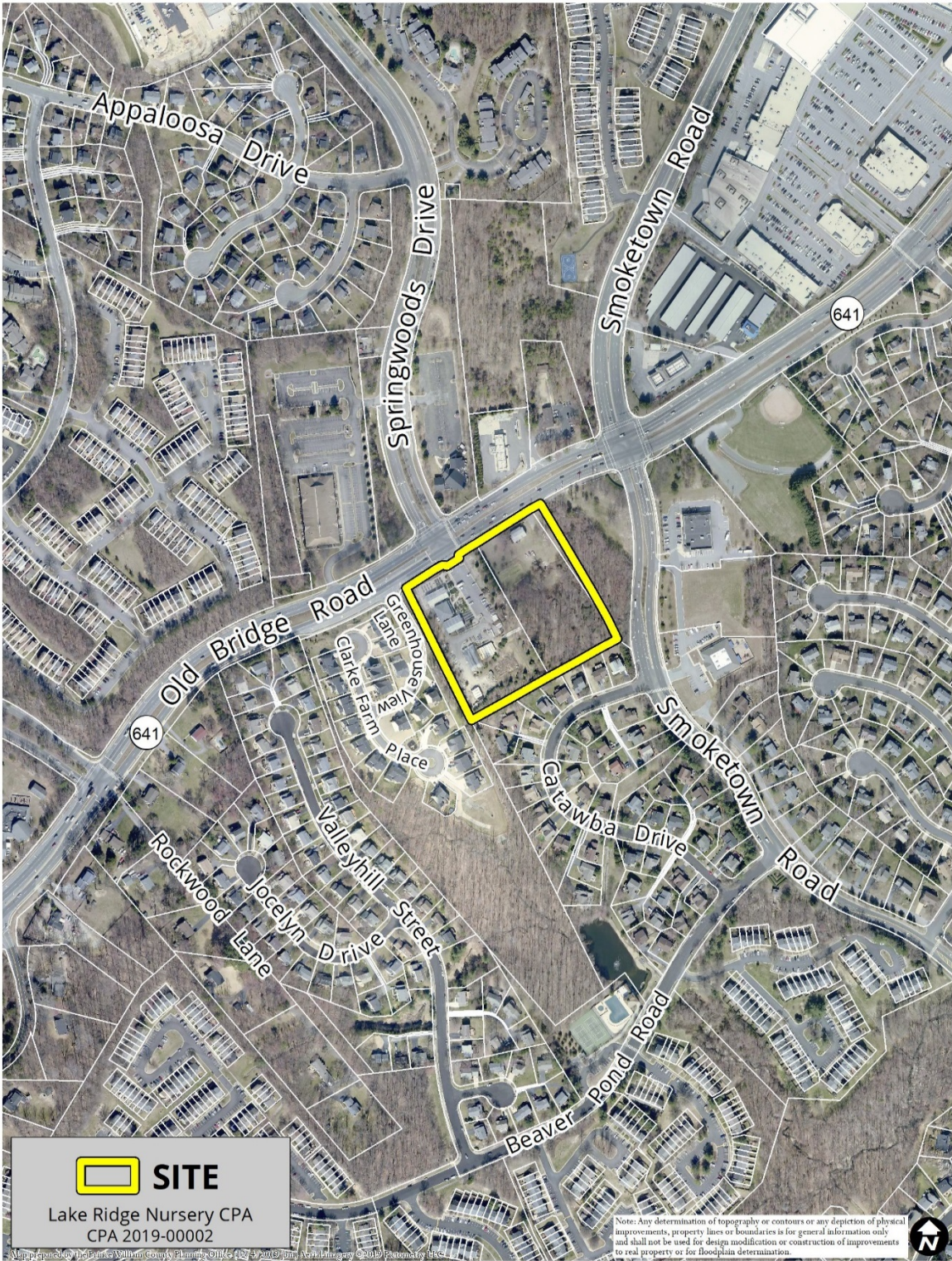
David McGettigan | (703) 792-7189
dmcgettigan@pwcgov.org

ATTACHMENTS

Attachment A: Maps
Attachment B: Staff Analysis
Attachment C: BOCS Initiating Resolution
Attachment D: Historic Commission Resolution



Lake Ridge Nursery CPA
CPA 2019-00002

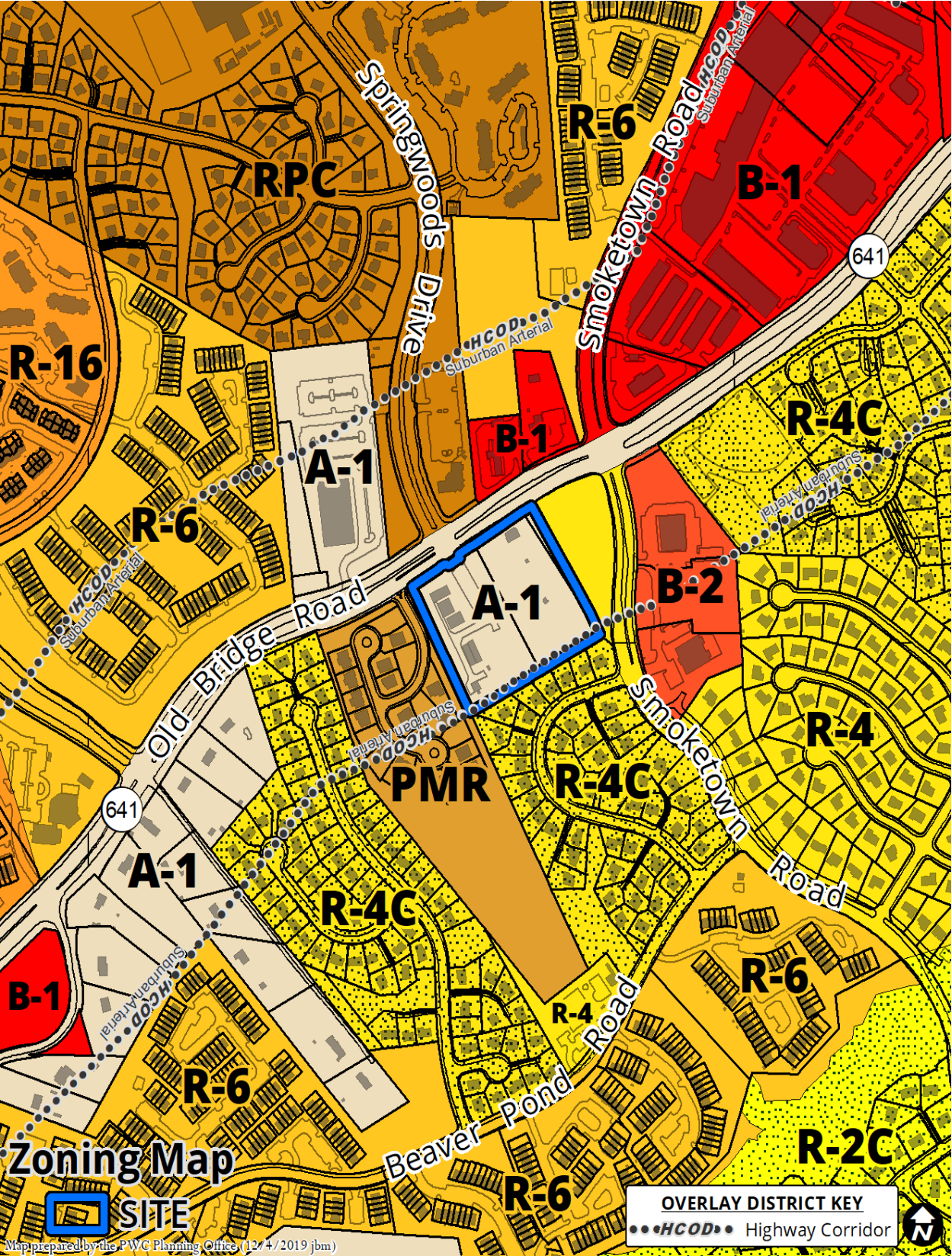


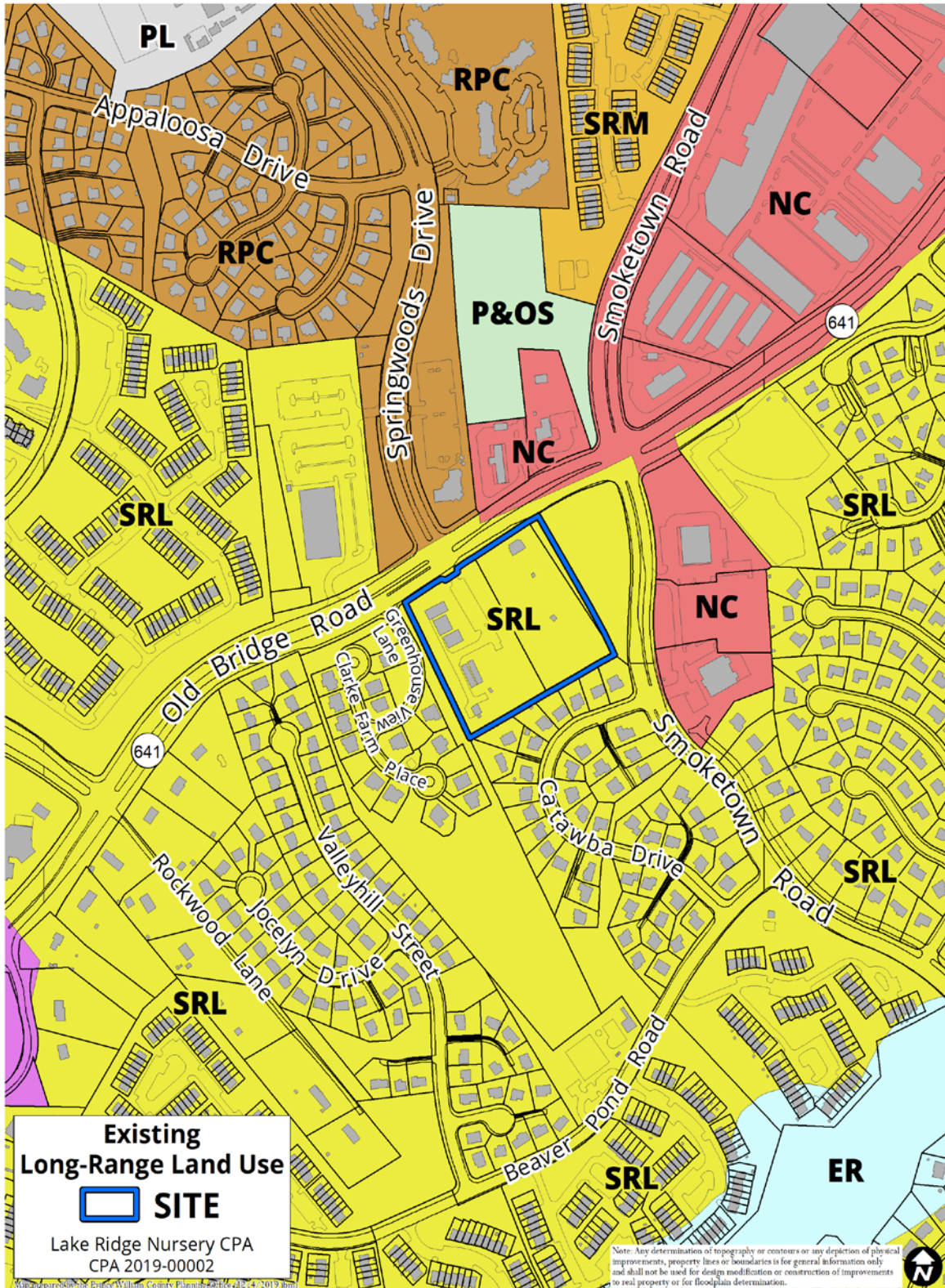
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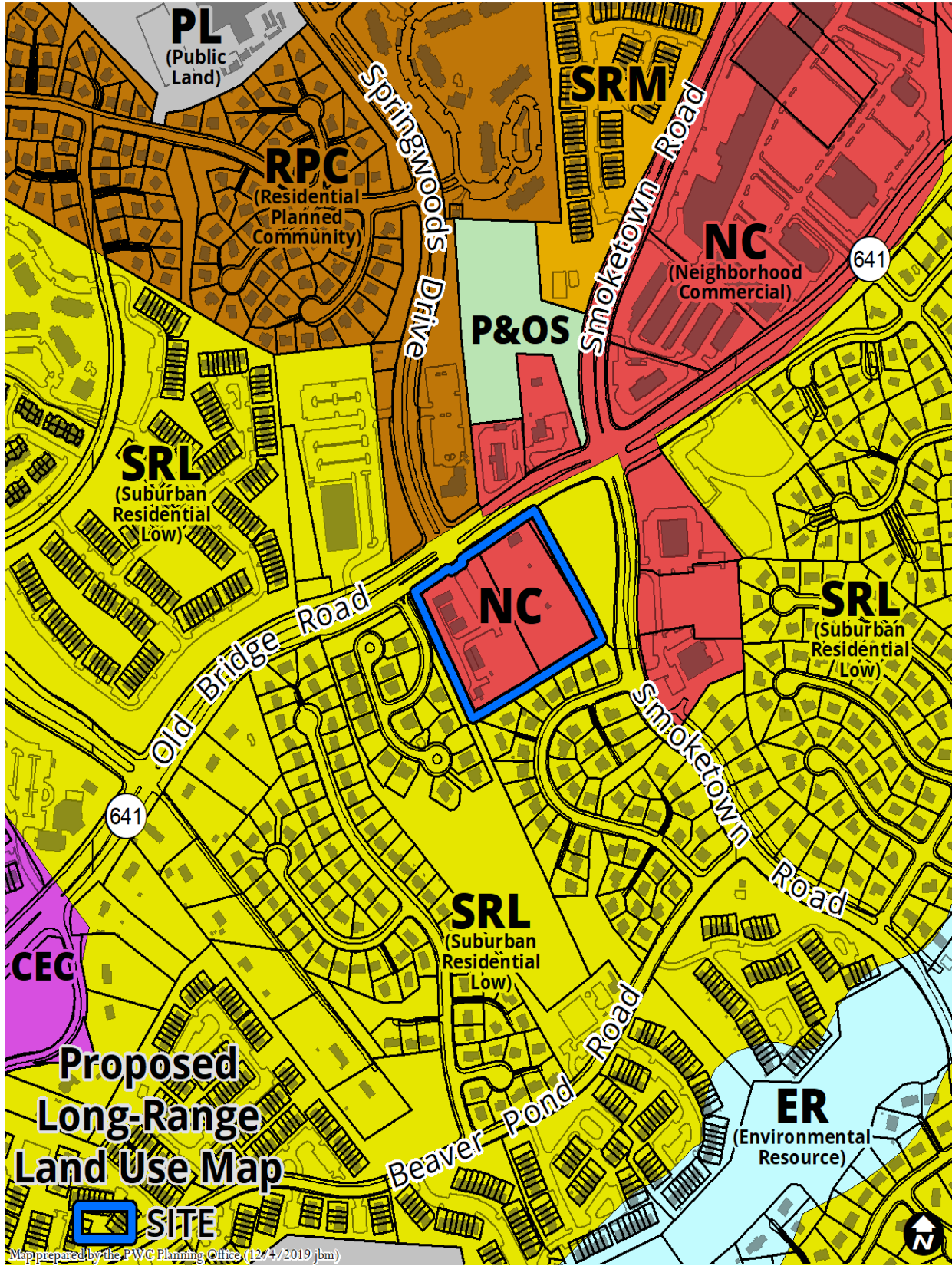
Lake Ridge Nursery CPA
CPA 2019-00002

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.









COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The following is a staff analysis of the proposal’s consistency with the Comprehensive Plan. This analysis is based on the relevant Long-Range Land Use Plan objectives. These objectives are used as criteria in determining appropriateness of a Comprehensive Plan Amendment (CPA).

This amendment is requesting to change the Comprehensive Plan designation of approximately ±6.6 acres from SRL, Suburban Residential Low to NC, Neighborhood Commercial. This designation allows flexibility to place retail and retail services as well as mixed-use buildings that combine retail/retail service uses on the first floor only and residential uses on no more than two additional floors, with a special use permit. This designation requires that the development of the property be in a coordinated manner and create pedestrian connectivity with the surrounding residential developments. Below is an overview of this analysis based on the relevant Comprehensive Plan action strategies, goals, and policies.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Long-Range Land Use Summary

Location: The subject sites are located on the south side of Old Bridge Road, adjacent to the intersection of Springwoods Drive and Old Bridge Road, and approximately 280 feet at the nearest point and 800 feet at the farthest point of the southwest of the intersection of Old Bridge Road and Smoketown Road. The proposed CPA sites are identified on County maps as GPINs: 8193-92-0448, 8193-92-2365 and 8193-92-3377 and have the following respective addresses: 3705, 3621, 3611 Old Bridge Road, Woodbridge, Virginia 22192 (reference Attachment A- Maps). All three properties are currently zoned A-1, Agricultural and located within the Old Bridge Highway Corridor Overlay District. In the Comprehensive Plan, these sites are currently designated SRL, Suburban Residential Low. This application is being processed concurrently with #REZ2020-00006 (reference Attachment A-Maps, Existing Zoning Map).

The following table summarizes the CPA request; the proposed application includes a request for a Center of Community overlay on the entire-acreage.

LRLU Classification	Existing (Acres)	Proposed (Acres)
SRL Suburban Residential Low	±6.6	0
NC Neighborhood Commercial	0	±6.6
Total	±6.6	±6.6

The table below summarizes the uses and densities intended within the SRL, Suburban Residential Low as well as the **Neighborhood Commercial, NC** designation as outlined in the Comprehensive Plan.

Long Range Land Use Map Designation	Intended Uses and Densities
<p>Suburban Residential Low (SRL)</p> <p><i>Existing Land Use Designation</i></p>	<p>The purpose of the Suburban Residential Low classification is to provide for housing opportunities at a low suburban density. The housing type in this classification is single-family detached, but up to 25 percent of the total land area may be single-family attached. The density range in SRL projects is 1-4 units per gross acre, less the ER designated portion of a property. Cluster housing and the use of the planned unit development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives as stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan, the intent stated in the Cultural Resources Plan and preserves valuable cultural resources throughout the County.</p>
<p>Neighborhood Commercial (NC).</p> <p><i>Proposed Land Use Designation</i></p>	<p>The purpose of the Neighborhood Commercial classification is to provide commercial areas to serve surrounding residential neighborhoods. NC designated areas shall be planned and developed in a comprehensive, coordinated manner. NC projects shall not be nearer than one mile from any other NC area or project, or any GC or Convenience Retail (CR) area or project. The site orientation of an NC project shall be toward surrounding neighborhoods, with project access from primary neighborhood-serving roadways, rather than from roadways serving pass-through/pass-by traffic. Pedestrian access to and from the surrounding neighborhood, where appropriate, shall be encouraged. Primary uses in the NC classification are the retail and retail service uses permitted in the B-2, Neighborhood Business zoning district, and/or mixed-use buildings that combine retail/retail service uses on the first floor only and residential uses on no more than two additional floors, with a special use permit. In order that the neighborhood-serving function of NC uses can be maintained, maximum NC project size shall be 15 acres and the maximum size of non-residential uses shall be 120,000 gross square feet, with no single use (other than a grocery store, general store, or drug store) to be larger than 12,000 gross square feet.</p>

Demographics:

The following chart summarizes the demographic impacts of the application based on long range land use designation proposed using methodology consistent with the Build-Out Analysis:

Lake Ridge Nursery CPA				
	Existing LRLU		Proposed LRLU	
Total Acres	6.64		6.64	
Residential Acres	6.64		0.00	
Employment Acres	0.00		6.64	
ER Acres	0.00		0.00	
	Low	High	Low	High
Total Employees	0	0	94	190
Total Dwellings	6	26	0	0
Total GFA	0	0	43,386	86,772
Residents	20	88	0	0
Office Employees	0	0	8	17
Retail Employees	0	0	81	163
Industrial Employees	0	0	0	0
Other Employees	0	0	5	10
Retail GFA	0	0	36,878	73,756
Office GFA	0	0	2,169	4,339
Industrial GFA	0	0	0	0
Other GFA	0	0	4,339	8,677
Single Family Detached Units	6	26	0	0
Single Family Attached Units	0	0	0	0
Multi-Family Attached Units	0	0	0	0

Concurrent Rezoning

This application is being processed concurrently with #REZ2020-00006 from A-1, Agricultural to B-2, Neighborhood Business for the parcel identified as GPIN: 8193-92-0448.

Comprehensive Plan: This CPA request, consists of an application by Lake Ridge Nursery as well as an expanded area based on the Board of County Supervisors initiation on March 12, 2019 that totals (±6.6 total acres). The request is to change the overall land use designation from SRL, Suburban Residential Low to NC, Neighborhood Commercial. The long range land use designation is a planning/policy tool to guide and implement a development.

Following is an analysis of the proposed Lake Ridge Nursery as it aligns with the land use policy themes outlined in the Comprehensive Plan. The following policy issues are relevant to this application and are broken down into major categories; long range and surrounding land use, economics, schools and transportation.

Long-Range Land Use Plan: Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services its residents and employers need. The Long Range Land Use Plan sets out policies and action strategies that further the County's goal of providing a land use pattern that encourages fiscally sound development and achieves a high quality living environment. In addition to delineating land use designations on the Long Range Land Use Map, the plan includes recommendations relating to ensuring adequate land for economic development opportunities, providing for a diverse housing market, protecting against the encroachment of incompatible land uses, encouraging infill development within the Development Area, protecting environmentally sensitive lands, promoting mixed use development where appropriate, encouraging the provision of adequate public facilities for existing and planned development, preserving valuable open space and environmental resources, encouraging higher density development near existing and future transit facilities, and utilizing the sector planning process to provide more detailed recommendations where appropriate.

This request is for a ±6.6 acres of existing SRL, Suburban Residential to be designated as NC, Neighborhood Commercial. The NC, Neighborhood Commercial long-range land use designation is intended to provide commercial areas to serve surrounding residential neighborhoods. NC projects shall be planned and developed in a comprehensive, coordinated manner, but that projects shall not be nearer than one mile from other NC, Neighborhood Commercial, areas or projects. The proposed change in long range land use designation does allow for an opportunity to create complimentary and coordinated commercial development at or near all four corners of the intersection of Old Bridge Road and Smoketown Road, however; it does not directly address the recommendation of a project not being nearer than one mile of existing NC, Neighborhood Commercial project.

Since, the proposed application meets the overall intent of the NC designation through providing a

complimentary retail development to the existing commercial uses in the area while serving the surrounding residential neighborhoods, staff finds the proposed CPA request consistent with the overall intent for the NC land use. Furthermore, this CPA request would be consistent with at least two of the other three land bays designated as NC around the intersection of Smoketown Road & Old Bridge Road as each of these NC project were developed at different times as the demand for non- residential services were needed despite the fact each project was less than a mile from the other projects at the aforementioned intersection. On balance, staff finds this CPA request to change the LRLU to NC from SRL for the subject property along with the expanded study area to be consistent with the intent of the NC LRLU designation in the Comprehensive Plan.

A commitment to ensure that different types of services or retail are developed on the parcels associated with this CPA request than the existing uses in the other three land bays may address the concern with the proximity of this request to other NC projects.

Surrounding Land Uses: The adjacent properties to the west, south, and east are designated SRL, Suburban Residential Low. Across Old Bridge Road to the north are residential components of the RPC, Residential Planned Community, the Lake Ridge Residential Community along with Westridge and Old Bridge Estates. Two religious institutions exist to the north, vacant land lies to the east, and residential developments exist to the south and west. At the intersection of Old Bridge Road and Smoketown Road three of the four quadrants of this intersection are designated NC, Neighborhood Commercial, and are developed as commercial/retail projects under both B-1 and B-2 zoning districts. While a change to NC, Neighborhood Commercial, would allow for the current landowner to seek rezoning to B-2, Neighborhood Business, to continue to operate as a nursery this change would also allow for potential redevelopment of this parcel to other uses permitted in the B-2 zoning designation. The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Attached and detached single-family dwellings, Church, Gas Station, veterinary hospital	RPC, SRL, NC	RPC, A-1, B-1
South	Single-family detached dwellings	SRL	A-1, R-4C

West	Single-family detached dwellings Clark Crossings (open space/buffer)	SRL	PMR
East	Single-family detached dwellings	SRL, NC	A-1, R-4, B-2

Community Design- 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.

This CPA request would continue to preserve existing communities in accordance with the Neighborhood Goal. The Neighborhood Goal in the Comprehensive Plan is, “To revitalize, protect, and preserve existing neighborhoods.” LU Policy 14 states, “Protect existing and planned uses from the encroachment of incompatible land uses.” Emphasis should be placed on consistent architecture that is at a pedestrian-friendly scale and that complements the surrounding neighborhood.

Cultural Resources- Residents of and visitors to Prince William County are aware of the important links of the County today with the rich heritage of the past because of the preservation and enhancement of our cultural resources. The Cultural Resources Plan sets out policies and action strategies that further the County’s goal of identifying and protecting our historical, archaeological, architectural and cultural resources, including those significant to our minority community, for the benefit of citizens and visitors. The plan includes recommendations relating to the identification of assets, preservation through the use of federal, state, local, and private initiatives, mitigation of negative impacts, and public education/awareness programs. Land use applications should include appropriate records review for prehistoric and historical resources, as well as Phase I, II, and III level archaeological studies as appropriate. The rezoning application was sent to the Historical Commission for review and comment. At their June 13, 2017, meeting, the Historical Commission determined that no further work was necessary. The County Archaeologist concurs with the Commission’s findings.

Economic Development:- The proposed amendment will result in an increase of planned employment capacity. Under the current Comprehensive Plan Amendment request, the changing approximately ±6.6 acres of land designated SRL, Suburban Residential Low to NC, Neighborhood Commercial would increase the employment capacity from 0-6 to 94-190 jobs. This project, as proposed, supports the Strategic Plan

goal to-increase the commercial tax base as a percentage of overall tax revenue to 35% as opposed to the existing long-range land use designation which is residential.

Environmental- 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. Sound environmental protection strategies will allow that natural environment to co-exist with a vibrant, growing economy. The three parcels are located in Sub watershed #442, which drains into Hooes Run which flows into the Occoquan River watershed. None of the subject properties are mapped as Environmental Resource or Resource Protection Area. The parcel identified by GPIN: 8193-92-0448 is currently fully developed and includes Stormwater Management/Best Management Practices (SWM/BMP) facilities.

Impact on Services: This comprehensive plan amendment to NC along with the concurrent rezoning for B-2, Neighborhood Business may decrease impacts on certain services, especially schools, but based on the potential have an increase on transportation when compared to the existing SRL long-range land use designation.

Level of Service: New development presents demands on government facilities that impact the current levels of service provided by the various government agencies in Prince William County.

- A. **Schools** – The elementary school serving this area is Springwoods ES which is at 84.4% of the program capacity. The middle school serving this area is Woodbridge MS which is currently at 118.5 % and over planning capacity. The high school is under its planned capacity (Garfield HS, 82.8%). The proposed land use designation would not generate additional students, however, keeping the existing Long- Range Land Use of SRL would generate additional students.
- B. **Fire and Rescue**- 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 providing timely response to fire, medical, hazardous material and natural disaster emergencies. The plan includes recommendations relating to equipment and facility needs to meet desired levels of service and encouraging the use of fire and safety features beyond the minimum required by the Virginia Uniform Statewide Building Code. The subject properties are within the First Due Response limits of Lake Ridge, Volunteer Fire Department-Station 14. Being located within 1.4 miles of the Station 14, the property is within the 4 minutes or less service standard response area. The most recent figures indicate that Fire & Rescue Station #14 responded to approximately 3,002 incidents and is currently operating above the recommended workload capacity of 2,200 incidents. The FY 2021-2026 CIP Identifies Station 28 being planned near the County Center Complex which could improve the systemwide response times to the subject sites.

- C. Police- The subject properties are served by the PWC Police Central District Station.
- D. Libraries- The Chinn Park Regional Library, is less than 1 mile from the subject sites, and easily accessible by Old Bridge Road.
- E. Parks & Open Space- The subject site is less than 1 mile from the Chinn Aquatics and Fitness Center. The property is also within 1 mile of the Lake Ridge Golf and Marina facilities on Cotton Mill Road. The Lake Ridge park facility was dedicated to the county with the development of the Lake Ridge RPC and is now a public park.
- F. Transportation Infrastructure – The existing long-range land use designations are expected to generate trips based on their planned future land uses. Converting the long-range land use of this site from SRL, Suburban Residential Low, to NC, Neighborhood Commercial, could, depending on the specific development proposal request, result in a maximum 262 weekday vehicle trips for the SRL (6-26 residential units) development versus a maximum of 1,735 weekday vehicle trips for the proposed NC, Neighborhood Commercial, long range land use designation with a range of 43,386 sq. ft. - 86,772 sq. ft. development. The specific transportation impacts would be reviewed and addressed during the rezoning process.

Use	Estimated Range of Transportation Impact		Range	Applied Trip Generation
Residential	VPD Based on # of d.u.			
Suburban Residential Low-SRL	Low	High	Min/Max # d.u.	Trip Generation per d.u. type
Single Family Dwelling-SFD	60.6	262.6	6 to 26	10.1
Commercial	VPD Based on building square footage			
Neighborhood Business	Low	High	Min/Max sq. ft	Trip Generation per 1,000 gsf
Retail/Office	868	1,735	43,386 sq. ft to 86,772 sq. ft.	20 pd/1000 gsf

- G. Telecommunication- No special planning for telecommunications is proposed at this time. There are no anticipated issues involving telecommunications that are a part of this CPA.

Smart Growth Principles: The United States Environmental Protection Agency defines smart growth as a range of development and conservation strategies that help protect our natural environment and make our communities more attractive, economically stronger, and more socially diverse. The following principles are realized in this CPA request. The first smart growth principle is a mix of land uses in the development area. The CPA request will provide an opportunity for a mix of land use that compliments the existing NC developed areas and offers services for the SRL residential and RPC that surrounds the properties. In addition, the applicant proposes to use a mixed use building in their rezoning request. The second smart growth principle is to create walkable neighborhoods. The NC designation will allow the opportunity for the nearby residential area to walk to retail or services provided by the new development.

MOTION: ANDERSON **March 12, 2019**
SECOND: NOHE **Regular Meeting**
Res. No. 19-155
RE: INITIATE COMPREHENSIVE PLAN AMENDMENT LAKE RIDGE
NURSERY – OCCOQUAN MAGISTERIAL DISTRICT
ACTION: APPROVED

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

WHEREAS, an application for an amendment to the Comprehensive Plan was received to include approximately 3.4 acres, located on Old Bridge Road, approximately 560 feet southwest of the intersection of Old Bridge Road and Smoketown Road; GPIN: 8193-92-0448, from SRL, Suburban Residential Low to NC, Neighborhood Commercial; zoned A-1, Agricultural; and

WHEREAS, definition and initiation of an expanded study area, including approximately 3.2 acres identified as GPINs: 8193-92-2365 and 8193-92-3377, from SRL, Suburban Residential Low to NC, Neighborhood Commercial may provide opportunities for analysis of the total effects of the change on the area; and

WHEREAS, the proposed amendment furthers the objectives of the Comprehensive Plan, is compatible with the surrounding development and will further the Comprehensive Plan goal to provide a pattern of land use Countywide that encourages fiscally sound development and achieves a high-quality living environment;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby initiates an amendment to the Comprehensive Plan of the property described above from SRL, Suburban Residential Low to NC, Neighborhood Commercial, including the expanded study area for a total acreage of approximately 6.6 acres.

Votes:
Ayes: Anderson, Caddigan, Candland, Lawson, Nohe, Principi, Stewart
Nays: None
Absent from Vote: None
Absent from Meeting: None

For Information:
Planning Director
Sherman Patrick, Jr.
12701 Marblestone Drive
Suite 350
Woodbridge, VA 22192

ATTEST: Andrea P. Madden
Clerk to the Board

HISTORICAL COMMISSION RESOLUTION

MOTION: VAN DERLASKE **October 8, 2019**
SECOND: BURGESS **Regular Meeting**
Res. No. 19-048
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>
REZ2018-00008	Gainesville Crossing – 2 nd Submission	No further work
REZ2020-00005	Centre at Haymarket	Military Site Survey. Interpretive kiosk containing signs with content determined by the Historical Commission detailing identified battlefields/skirmishes and historic aspects of the property.
CPA2018-00004	Parks, Recreation & Tourism	Table
SUP2020-00009	Living Hope Evangelical	No further work
REZ2020-00001	New Dominion Square – 3 rd Addition – Proffer Amendment	No further work

Attachment D- Historic Commission Resolution

October 8, 2019
Regular Meeting
Res. No. 19-048
Page 2

Case Number	Name	Recommendation
REZ2020-00002	Grant Avenue - 2 nd Addition - Proffer Amendment	No further work
REZ2020-00006	Lake Ridge Nursery	No further work

Votes:

Ayes: by acclamation

Nays: none

Absent from Vote: none

Absent from Meeting: Basler, Brown, Cunard, Davis, Duley, Moser

MOTION CARRIED

ATTEST: 
Secretary to the Commission