

**PRINCE WILLIAM
COUNTY****PLANNING COMMISSION RESOLUTION****MOTION:****November 19, 2025****Regular Meeting****Res. No. 25-xxx****SECOND:****RE: COMPREHENSIVE PLAN AMENDMENT #CPA2024-00003, HOADLY SQUARE,
 OCCOQUAN MAGISTERIAL DISTRICT****ACTION: Recommend Approval**

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

WHEREAS, a request for an amendment to the Comprehensive Plan was received to change the Long-Range Land Use designation for approximately ±48.02 acres from ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood to MU-3, Mixed Use with a T-3 Transect; and

WHEREAS, the site is addressed as 5501 Prince William Parkway, Manassas, VA 20112 and 5304 Hoadly Road, Manassas, VA 20112, and is identified on County maps as GPINs 8093-53-4346 and 8093-52-8034; and

WHEREAS, on May 14, 2024 the Board passed Resolution 24-406 to initiate Comprehensive Plan Amendment #CPA2024-00003 to change the Long-Range Land Use designation for ±48.02 acres from ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood to MU-3, Mixed Use with a T-3 Transect; and

WHEREAS, County staff recommend that the Planning Commission recommend approval for the reasons stated in the staff report, and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 19, 2025, at which time public testimony was received and the merits of the above-referenced case were considered, and

WHEREAS, the Planning Commission finds that recommending approval of this Comprehensive Plan 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; and

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Comprehensive Plan Amendment #CPA2024-00003, Hoadly Square.

ATTACHMENT: Boundary Map

Votes:

Ayes:

Nays:

Abstain from Vote:

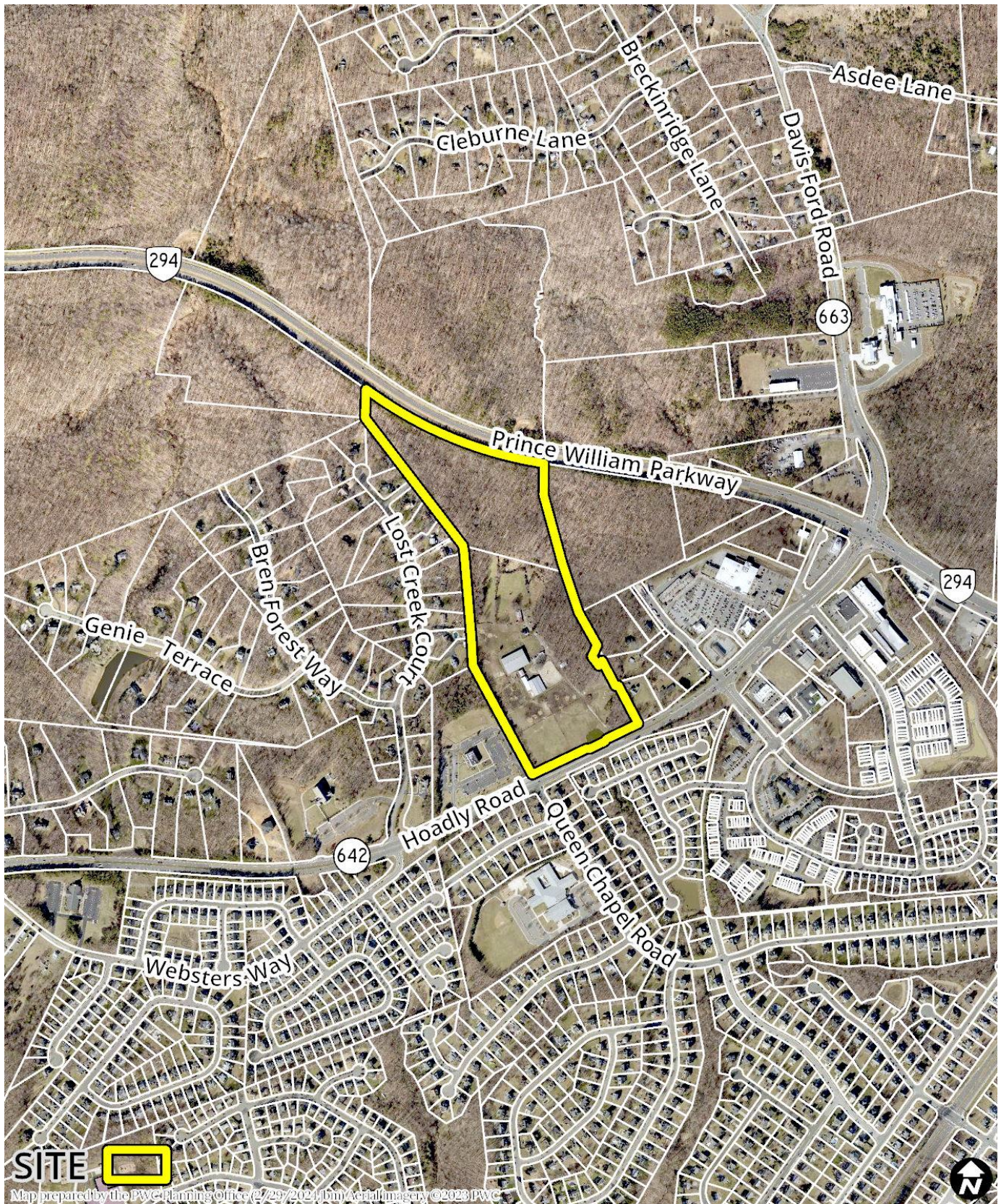
Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Oly Peña
Clerk to the Planning Commission

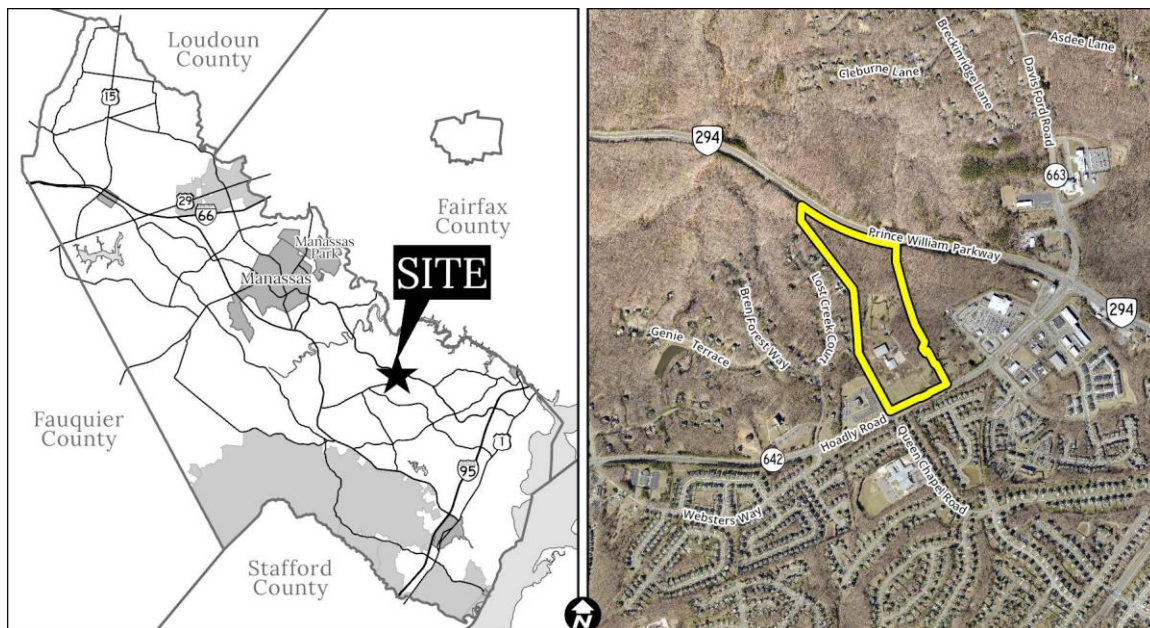




STAFF REPORT

PC Meeting Date:	November 19, 2025
Agenda Title:	Comprehensive Plan Amendment # CPA2024-00003, Hoadly Square
District Impact:	Occoquan Magisterial District
Requested Action:	Recommend Approval of Comprehensive Plan Amendment # CPA2024-00003, Hoadly Square
Department:	Planning Office
Case Planner:	Reza Ramyar

EXECUTIVE SUMMARY



This is a request to change the Long-Range land use designation for ±48.02 acres from ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood to MU-3, Mixed Use with a T-3 Transect. The site is addressed as 5501 Prince William Parkway, Manassas, VA 20112 and 5304 Hoadly Road, Manassas, VA 20112, and is identified on County maps as GPINs 8093-53-4346 and 8093-52-8034. The subject properties are located on the north side of Hoadly Road approximately 645 feet west of the intersection of Hoadly Road, Galveston Court, and Ridgefield Village Drive. The site is zoned A-1, Agricultural, and designated ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood. The subject properties partially lie within the Highway Corridor Overlay and Environmental Resource Protection Overlay Districts. The requester is submitting a rezoning application concurrently with this CPA request that seeks to rezone these two parcels and five adjacent parcels from A-1, Agricultural to PMR, Planned Mixed Residential. It is the recommendation of Staff that the Planning Commission recommends approval of CPA2024-00003, Hoadly Square.

BACKGROUND

- A. Comprehensive Plan Amendments (CPAs): Under Section 15.2-2229 of the Code of Virginia, the Board of County Supervisors (Board) may consider amendments to the adopted Comprehensive Plan.
- B. Request: This is a request to change the Long-Range land use designation for ±48.02 acres from ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood to MU-3, Mixed Use with a T-3 Transect. The site is located in the Occoquan Magisterial District. See the Locator Map showing the general location of the amendment request. The following table summarizes the requests and areas of the affected designations:

Project	District	Existing Long Range Land Use	Existing Acres	Requested Long Range Land Use	Proposed Acres
Hoadly Square	Occoquan	ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood with a T-2 Transect	±48.02	MU-3, Mixed Use with a T-3 Transect	±48.02

- C. Site Location: The subject properties are located on the north side of Hoadly Road approximately 645 feet west of the intersection of Hoadly Road, Galveston Court, and Ridgefield Village Drive.
- D. Board Initiation: On May 14, 2024, the Board passed Resolution 24-406 to initiate CPA2024-00003, Hoadly Square, to change the Long-Range land use designation for ±48.02 acres from ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood to MU-3, Mixed Use with a T-3 Transect.
- E. Existing Zoning and Land Use: The subject properties are zoned A-1, Agricultural. There are no impact conditions with these properties.
- F. Comprehensive Plan Land Use: The existing Long-Range Land Use classification are ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood.
- H. Demographics: The following table summarizes the range of demographic impacts of both the existing long-range land use designations and the changes proposed with this CPA request using methodology consistent with the Build-Out Analysis. The requester has to submit a concurrent rezoning application. The request impacts are based on their anticipated concurrent rezoning as well as estimated transportation impacts.

CPA2024-00003, Hoadly Square	Existing Capacity		Proposed Capacity	
	Low	High	Low	High
Non-residential (Potential GFA)	226	2,602	144,856	358,991
Total Jobs	0	5	371	920
Dwelling Units	9	26	134	404
People	29	87	423	1,277
Total People + Jobs	29	92	794	2,197
Activity Density (Total People + Jobs/Acres)	1	2	16.5	45.6

- I. Economics Opportunities: The proposed amendment will result in an increase in planned employment capacity. Under the current Comprehensive Plan Amendment, with proposed changes, the requester is requesting to change ±48.02 acres of land from ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood to MU-3, Mixed Use with a T-3 Transect, which increases the planned employment capacity from between 0-5 to 371-920 jobs.
- J. Surrounding Land Uses: The site is generally surrounded by A-1 and SR-1 zoned properties to the north, west and south with two properties zoned R-4 Suburban Residential in south. The eastern boundary abuts B-2 Neighborhood Business and A-1, Agricultural uses with MU-3 Long Range Land Use designation. The proposed change in Long Range Land Use classification from ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood to MU-3, Mixed Use with a T-3 Transect, is compatible with immediate neighboring properties to the east but is not compatible with the properties to the west and north. The Comprehensive Plan Amendment and concurrent rezoning present an opportunity to enhance the MU-3 area by introducing residential units in this corner. To mitigate potential impacts, the proposal includes the preservation of 60% of the Occoquan Reservoir Protection Area (ORPA) and ensures that a minimum of 60% of the area remains designated as open space. The following table summarizes the area's characteristics:

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Vacant	ORPA	SR-1 Semi-rural Residential
South	Single Family and Townhouses	RN-2	A-1, Agricultural R-4 Suburban Residential
West	Single Family Houses, Vacant, and a Religious Institution	ORPA, RN-2	SR-1 Semi-rural Residential A-1, Agricultural
East	Single Family Houses, Vacant	MU-3	B-2 Neighborhood Business A-1, Agricultural

- K. Strategic Plan: The Board adopted the 2025-2028 Strategic Plan in February 2025. The new Strategic Plan emphasizes sustainability, smart growth, and environmental factors, specifically targeting the preservation of natural beauty and resources, the promotion of reforestation, and the maintenance of open spaces for residents. Furthermore, the Plan prioritizes providing affordable and diverse housing options across the County. Although this CPA necessitates the removal of an area from the Occoquan Reservoir Protection Area (ORPA)—a designation intended to maintain minimal development density—the request is positioned to achieve the strategic goal of providing much-needed affordable and diverse housing options in the County. The requester’s commitment to preserve 60 percent open space of the project area serves as a mitigation measure to offset the impact of the proposed development.
- L. Public Community Meeting – The Requestor held several (ten) open house public meetings. The outreach began on January 25, 2024, with a LOCCA/PELT Meeting, followed by a MIDCO Meeting on April 18, 2024; a Bren Forest Community Meeting (Lost Creek Court & Bren Forest Way) on June 5, 2024; and a Supervisor Boddye Town Hall on Hoadly Square on August 13, 2024. Further engagement included a Dar Al Noor Meeting on October 15, 2024, and another LOCCA/PELT Meeting on October 24, 2024. In the following year, the Requestor held a MIDCO Meeting on April 17, 2025; a Hoadly Square Community Meeting on April 24, 2025; and another Bren Forest Community Meeting (Lost Creek Court & Bren Forest Way) on May 22, 2025, culminating with one-on-one meetings with two community members on June 16, 2025.

STAFF RECOMMENDATION

Staff recommends approval of Comprehensive Plan Amendment #CPA2024-00003 for the following reasons:

- The proposed changes in land use designation and anticipated development could provide a diverse mix of residential housing options, including affordable units, addressing the County’s housing needs.
- The proposed request aligns with the Comprehensive Plan policy to promote walkable communities and supports a mix of uses in the adjoining mixed-use area.
- The proposed request preserves a minimum of 60% open space within the areas designated as ORPA and provided 60% undisturbed area within the preserved open space.

➤ **Community Input**

Notice of the CPA request (and concurrent REZ application) has been transmitted to property owners within 500 feet of the site. The Requestor held several (ten) open house public meetings. The outreach began on January 25, 2024, with a LOCCA/PELT Meeting, followed by a MIDCO Meeting on April 18, 2024; a Bren Forest Community Meeting (Lost Creek Court & Bren Forest Way) on June 5, 2024; and a Supervisor Boddy Town Hall on Hoadly Square on August 13, 2024. Further engagement included a Dar Al Noor Meeting on October 15, 2024, and another LOCCA/PELT Meeting on October 24, 2024. In the following year, the Requestor held a MIDCO Meeting on April 17, 2025; a Hoadly Square Community Meeting on April 24, 2025; and another Bren Forest Community Meeting (Lost Creek Court & Bren Forest Way) on May 22, 2025, culminating with one-on-one meetings with two community members on June 16, 2025.

Other Jurisdiction Comments

The subject site is not located within the required notification area of other jurisdiction.

Legal Issues

Legal issues resulting from the Planning Commission action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until February 3, 2026, which is 90 days from the first public hearing date, to act on the Comprehensive Plan Amendment request. A recommendation to approve the Comprehensive Plan Amendment request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

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rramyar@pwcgov.org

ATTACHMENTS

Maps
Staff Analysis
Historical Commission Resolution

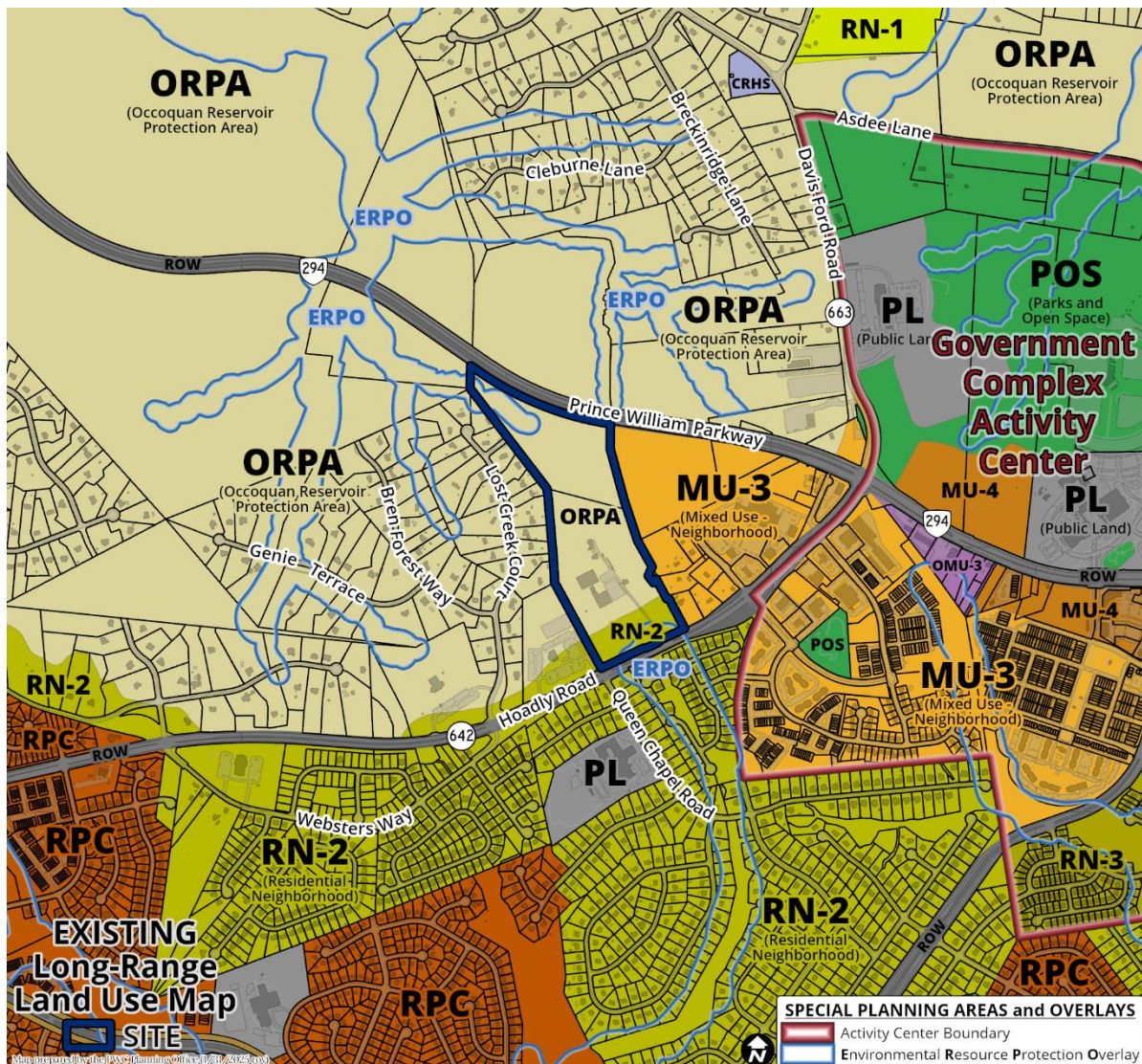


Figure 1: Current Long Range Land Use

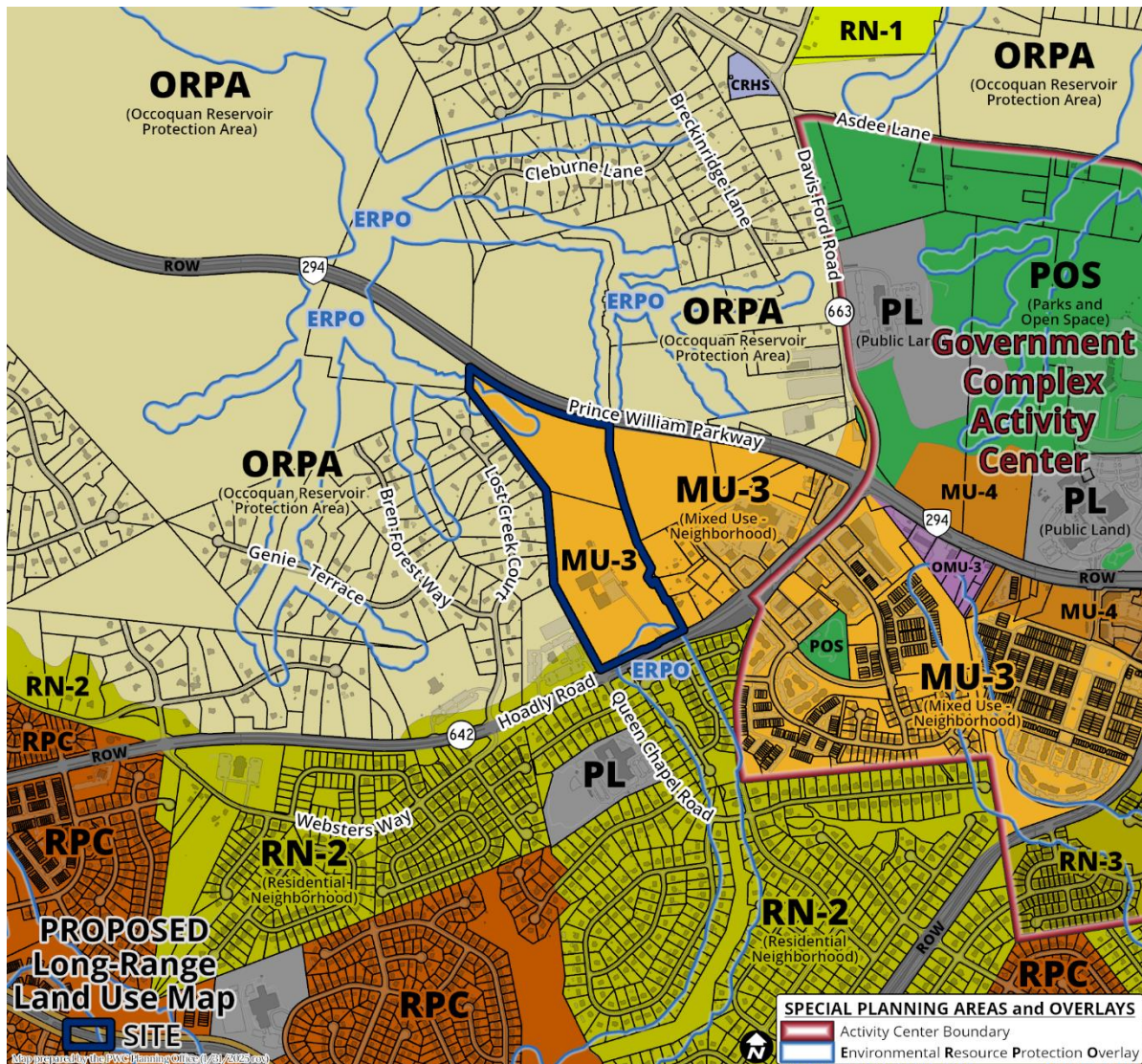


Figure 2: Proposed Long Range Land Use

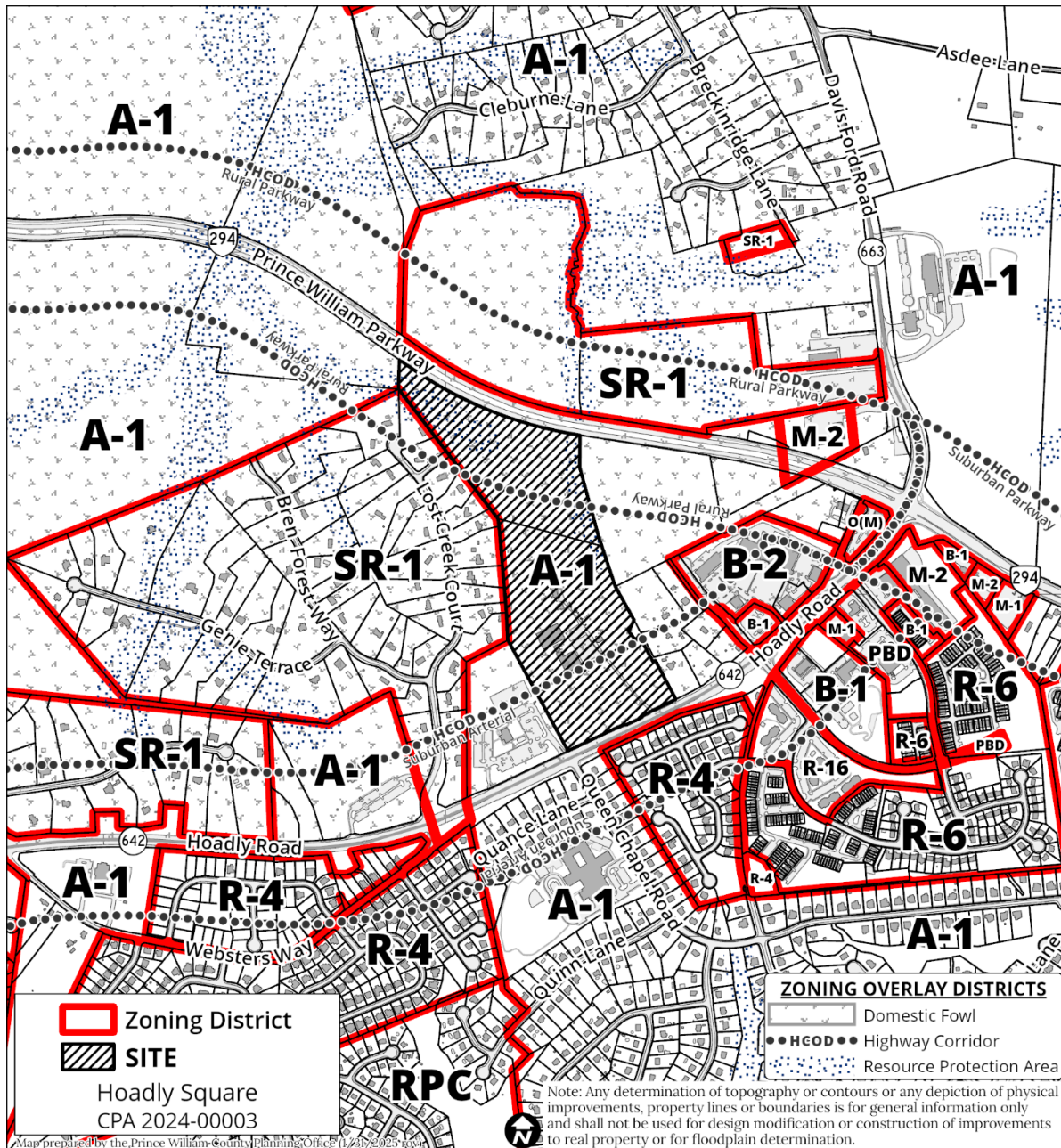


Figure 3: Current Zoning

Part I. Comprehensive Plan Consistency Analysis

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 can judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long-Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The site is addressed as 5501 Prince William Parkway, Manassas, VA 20112 and 5304 Hoadly RD, Manassas, VA 20112, and is identified on County maps as GPINs 8093-53-4346 and 8093-52-8034. The subject properties are located on the north side of Hoadly Road approximately 645 feet west of the intersection of Hoadly Road, Galveston Court, and Ridgefield Village Drive. The site is currently designated ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood, in the Comprehensive Plan. The proposed CPA will reclassify the Long-Range Land Use to MU-3, Mixed Use. The following table summarizes and compares the land use patterns/densities with primary uses for both the current and proposed land use designations for the subject property.

Long-Range Land Use Map Designation	Intended Uses and Densities
Occoquan Reservoir Protection Area (ORPA) T-1A <i>(Current Land Use Designation)</i>	The purpose of this classification is designed to protect the Occoquan Reservoir by recommending development at 1 dwelling unit per 5 acres in areas with sensitive environmental features, including, but not limited to: areas with 25 percent or greater slopes, areas with 15 percent or greater slopes in conjunction with soils that have severe limitations, soils with a predominance of marine clays, public water supply sources, wetlands, and critically erodible shorelines and stream banks that could impact the water quality of the Reservoir. This designation establishes a precedent for low-intensity residential development intended to preserve environmental integrity and maintain a spacious, rural character. Development is strictly limited to Residential use (100%), with structures restricted to a maximum of one

Residential Neighborhood (RN)	to two stories in height to ensure a low visual profile. With a base density of 1 dwelling unit per 5 acres (T-1 A), this use prioritizes generous setbacks and open landscapes. The defining feature is a strong commitment to environmental mitigation, mandating the permanent preservation of up to 60 percent of the area as dedicated open space. This combination ensures that any housing remains secondary to the conservation of natural resources. ----- This classification is an opportunity to develop a variety of housing options throughout the County. The higher density, mixed-use residential should be close to transit bus or (VRE) or employment opportunities such as areas planned MU, OMU, COM, activity centers and town centers. The middle transects can include both single-family attached and detached as well as multifamily units. In the lower transects, residential areas primarily accommodate single-family attached or detached homes arranged in cluster or medium sized lots. In all transects, connections and pedestrian amenities should still be a priority for development design including trails and open space integrated into the development in appropriate locations. Affordable and workforce housing is encouraged Countywide. This designation is intended to foster a dynamic, walkable, and compact community characterized by a diverse range of uses and housing types. Primary uses include a varied mix of Single Family Detached, Single Family Attached, and Multifamily Residential options, complemented by integrated Retail, Service Commercial, and Office spaces to provide local convenience and employment. Residential activity dominates the mix, accounting for 90% to 100% of the development, with non-residential uses limited to a supportive 0-10%, alongside dedicated Civic space. This area targets a moderate density of 1 to 4 dwelling units per acre, with all buildings maintaining a neighborhood-appropriate height of 1 to 3 stories. To ensure a high quality of life and visual appeal, a minimum of 30% of the site must be maintained as functional open space.
<i>Proposed Land Use Designation</i>	
Mixed Use (MU) T-3	Mixed Use live work centers include both residential and commercial uses arranged in a pedestrian-friendly form. These centers are locations for neighborhood or community commercials, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods. Streets are interconnected and serve cars, cyclists, and pedestrians. Mixed Use Centers should be connected by bus transit to nearby destinations and to nearest rail transit. Affordable and workforce housing is encouraged Countywide.

	This designation is reserved for high-intensity, vibrant urban centers designed for density and convenience, where living, working, and commerce are fully integrated. Primary uses encompass a wide variety of housing—including Single Family Detached, Single Family Attached, and Multifamily Residential—seamlessly mixed with extensive Retail, Service Commercial, and Office space. The mix is intentionally balanced, allocating 30% to 60% for both residential and non-residential uses, with dedicated Civic spaces supporting community functions. This area promotes vertical growth, with Target Building Heights of 3 to 5 stories, and achieves an urban density ranging from 0.23 to 0.57 Floor Area Ratio (FAR) or 4 to 12 dwelling units per acre. A minimum of 20% open space is required, ensuring that public plazas, parks, and pedestrian areas are integrated throughout the dense, transit-oriented environment.
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Demographics

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

Hoadly Square				
	Existing		Proposed	
Total Acres	48.02		48.02	
Residential Acres	42.9		33.7	
Employment Acres	0.3		14.5	
ER Acres	5.0		5.0	
	Low	High	Low	High
Total Employees	0	5	371	920
Total Dwellings	9	26	134	404
Total GFA	227	2,602	144,856	358,991
Residents	29	87	423	1,277
Office Employees	0	2	144	358
Retail Employees	0	3	209	518
Industrial Employees	0	0	0	0
Other Employees	0	0	18	44
Retail GFA	147	1,691	94,156	233,344
Office GFA	57	651	36,214	89,748
Industrial GFA	0	0	0	0
Other GFA	23	260	14,486	35,899

The Long-Range Land Use Plan identifies the north parcel as ORPA and the south parcel as ORPA and RN-2. In addition, both of the subject properties lie within the Highway Corridor Overlay District. The ORPA is designated to safeguard the Occoquan Reservoir by limiting development to 1 dwelling unit per 5 acres in areas with sensitive environmental features.

This CPA was initiated by the Board to change the land use designation with specific guidelines aimed at reducing impacts on the Occoquan Reservoir Area while supporting the strategic goal of increasing residential density to complement the nearby MU-3 (Mixed-Use) area. The guidelines established for this change include:

- Provide a minimum of 60% open space within the areas current designated as ORPA.
- Provide a minimum of 60% undisturbed area within the above referenced open space.
- Encourage the preservation of a natural buffer or existing woodland or forestation area of at least 50 feet along each side of all significant non-RPA streams.
- Commit to additional measures to improve water quality to the Occoquan Watershed during both the construction and operation phases, such as the use of manufactured treatment devices, limiting the use of nutrient credits and enhanced erosion and sediment controls.

The core purpose of this CPA is to enable higher residential density that supports the vibrant MU-3 area on the east side of this property. To achieve this while directly addressing environmental protection goals, the development strategy is focused on **preserving the most sensitive areas** and concentrating density near existing infrastructure. The requester has committed to:

- **Preserve the North Parcel:** The densely forested and highly sensitive northern part of the site is to be preserved, remaining mostly undisturbed.
- **Develop the South Parcel:** Higher density is channeled to the south side, along the Hoadly Square corridor, where development is already established.



Proposed Rezoning Plan

By concentrating development away from the environmentally sensitive north side, the proposal mitigates the impact on the Occoquan Reservoir—an impact that would be significant given the ORPA's 60% open space minimum contrasts sharply with the MU-3 area's 20% minimum.

Surrounding Land Use

Properties surrounding the subject property represent a mix of residential and commercial land use. These uses are summarized in the table that follows:

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Vacant	ORPA	SR-1 Semi-rural Residential
South	Single Family and Townhouses	RN-2	A-1, Agricultural R-4 Suburban Residential
West	Single Family Houses, Vacant, and a Religious Institution	ORPA, RN-2	SR-1 Semi-rural Residential A-1, Agricultural
East	Single Family Houses, Vacant	MU-3	B-2 Neighborhood Business A-1, Agricultural

The site is generally surrounded by A-1 and SR-1 zoned properties to the north, west and south with two properties zoned R-4 Suburban Residential in south. The eastern boundary abuts B-2 Neighborhood Business and A-1, Agricultural uses with MU-3 Long Range land use designation. The proposed change in Long Range land use classification from ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood to MU-3, Mixed Use with a T-3 Transect, is compatible with immediate neighboring properties to the east but is not compatible with the properties to the west and north. The Comprehensive Plan Amendment and concurrent rezoning application present an opportunity to enhance the MU-3 area by introducing residential units in this corner.

Companion Rezoning Application

The requestor also applied to rezone the property from A-1, Agricultural and SR-1, Semi-Rural Residential to PMR, Planned Mixed Residential to allow for 265 single-family attached units and 14 duplex units. The total number of dwelling units proposed is 279. This proposal includes community amenities such as a dog park, fitness stations, outdoor tot lots, linear park, walking trail, and a recreational court. In addition, the rezoning application proposes a recreation center that would include a fitness center, and social spaces. The recreation community center will be open to the public.

Density and Height Transition:

The Comprehensive Plan encourages lower densities near Environmental Resource (ER) and Parks and Open Space (POS) areas. Policy LU 2.4 of the Comprehensive Plan calls for height and density transitions between higher-intensity development areas and surrounding residential and rural communities. The project site is adjacent to the ORPA, requiring a smooth transition between the protected low-density ORPA and the proposed high-intensity MU-3 designation to ensure compatibility with adjacent land uses.

Housing Diversity:

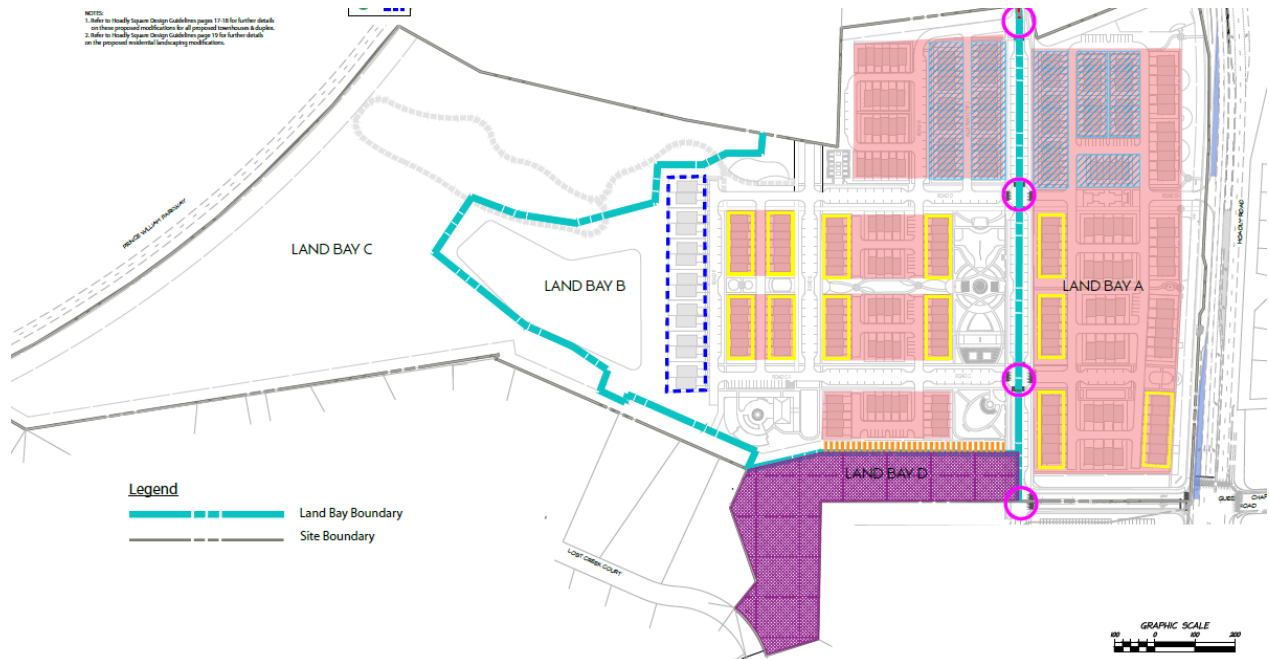
The applicant's current proposal does not align with the intent outlined in their original CPA justification for initiation. Initially, the requestor indicated that the Comprehensive Plan Amendment would support a unique mix of housing types to complement and supplement nearby commercial uses. The concept included a diverse range of residential options, such as multifamily traditional, multifamily stacked, and townhome units, to promote variety and integration within the community. However, in the final rezoning submission, the applicant has significantly narrowed the housing diversity, proposing only single-family attached and duplex units. Additionally, the introduction of a commercial component adjacent to the ORPA area deviates from the original intent and raises potential concerns related to compatibility and land use transition.

Proposal's Strengths

- Housing Diversity: The proposal includes a mix of single-family and duplex units, improving the County's housing options and complementing nearby MU-3 and commercial areas to create a well-integrated mixed-use hub.
- Design Quality: The requester submitted Design Guidelines and proffered substantial conformance, ensuring quality site design, landscaping, open space, and community amenities.
- Preservation of Open Space: The proposed request preserved a minimum of 60% open space within the areas designated as ORPA and provided 60% undisturbed area within the preserved open space.

Proposal's Weaknesses

- Boundary Inconsistency Between the Rezoning and CPA Requests: The Applicant has modified the boundary of the Rezoning Request, which is inconsistent with the CPA boundary originally initiated by the Board.
- Reduced Housing Diversity: The final rezoning proposal eliminates the originally proposed mix of housing types—multifamily and townhomes—and limits development to single-family attached and duplex units, reducing diversity and alignment with the CPA's initial intent.
- Land Use Inconsistency: The addition of commercial use adjacent to the ORPA area diverges from the original proposal's residential focus and may create compatibility and transition challenges.



The proposed Land Bay D (shown in purple) borders areas that are currently A-1 residential and designated as ORPA, highlighting a potential land use conflict.

Consistency Recommendation

Staff recommends that this request to change the Long-Range Land Use from ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood to MU-3, Mixed Use with a T-3 Transect will be consistent with the relevant components of the Long-Range Land Use Plan, provided that weaknesses related to land use impacts will be mitigated through the companion rezoning application.

Economic Development Analysis

The proposed amendment will result in an increase in planned employment capacity. Under the current Comprehensive Plan Amendment, with proposed changes staff suggested, the requester is requesting to change ±48.02 acres of land from ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood to MU-3, Mixed Use with a T-3 Transect, which increases the planned employment capacity from between 0-5 to 371-920 jobs. The increase in planned employment capacity supports the adopted 2025-2028 Strategic Plan goal to increase the County's commercial tax base.

Proposal's Strengths

- Increase the county's tax revenue base through the addition of residential housing units.
- Foster an integrated mixed-use hub that effectively combines new employment opportunities and residential uses.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this request is consistent with the relevant components of the Economic Development component of the Comprehensive 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.

Most of the site lies within the Occoquan Reservoir Preservation Area (ORPA). The ORPA was established to protect sensitive environmental features and the public water supply of this region. The Comprehensive Plan specifies that this protection should be achieved primarily through low-density development, with a target of one dwelling unit per five acres. This standard helps maintain extensive forest cover and safeguard the watershed.

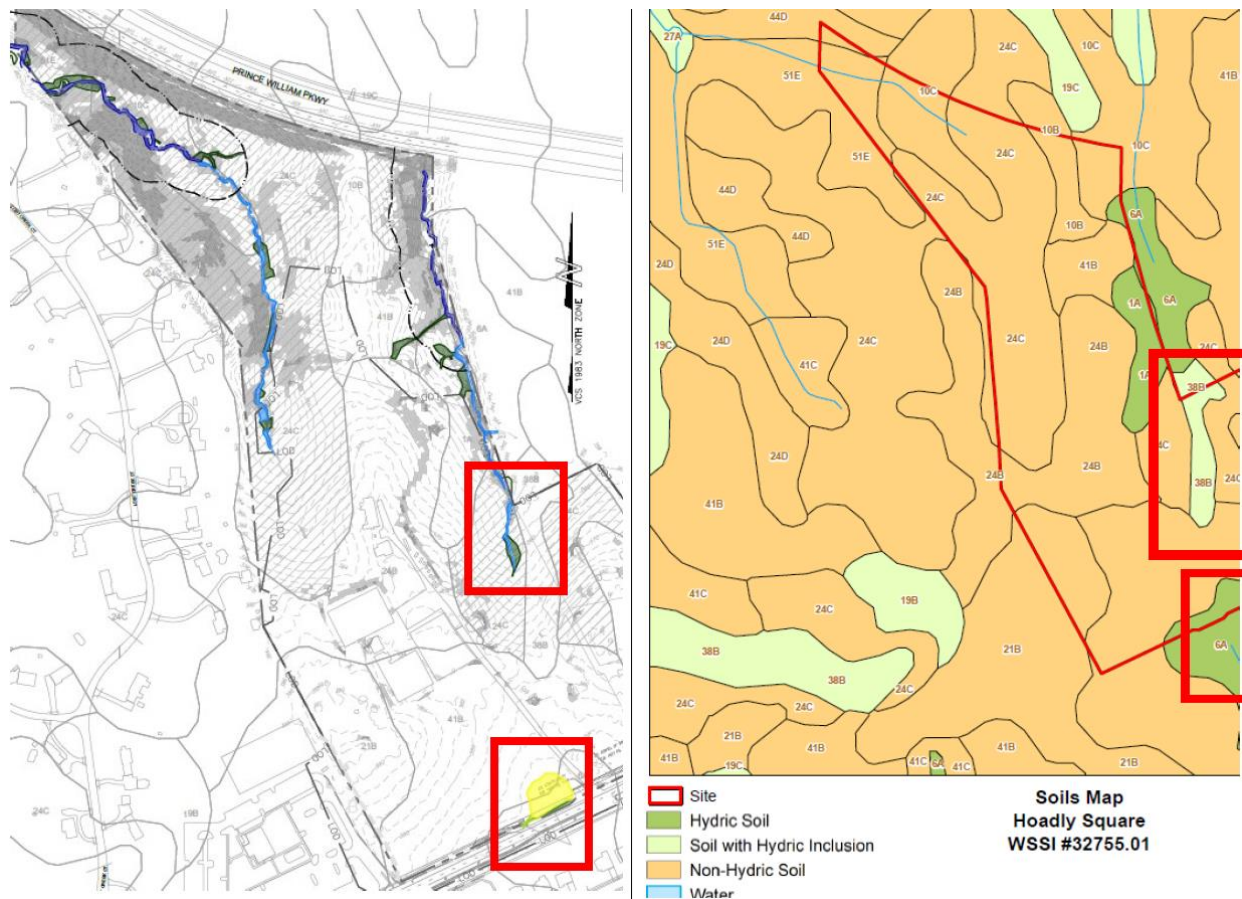
Currently, approximately 70% of the ORPA is covered by dense, native forest that provides significant water quality and ecological benefits, including groundwater recharge, pollutant removal, and erosion control. Less than 9% of the ORPA is currently covered by impervious surfaces. The applicant is proposing to clear over 50% of the existing forest cover onsite, including forested

headwater wetlands that feed into the Occoquan River, reducing overall forest cover to approximately 27% of the site.

While the proposed development is concentrated on the southern portion of the site, the density remains substantially higher than envisioned in the Comprehensive Plan. This intensity may lead to unavoidable impacts on groundwater recharge and overall water quality in the Occoquan River watershed.

Furthermore, the proposal, as reflected in the associated rezoning request, continues to include development in environmentally sensitive areas, including slopes of 25% or greater and shrink-swell soils, contrary to the intent of the ORPA designation.

It is important to note that the applicant has been responsive to Environmental Management staff comments. The applicant has maintained a respectful dialogue with staff and is actively considering stormwater management approaches that reflect the intent of the ORPA, particularly regarding pollutant removal and mitigation of stormwater impacts. However, the level of imperviousness associated with the proposed density remains a key concern, as intact and permeable forest cover is essential to maintaining the recharge that supports the reservoir's water quality.



The area highlighted in the red box indicates environmentally sensitive areas, including slopes of 25% or greater and shrink-swell soils, which are proposed to be graded and flattened as part of the development.

Proposal's Strengths

- Runoff and Sediment Control: The request implements additional measures to reduce runoff and sediment pollution into the Occoquan River Watershed during both the construction and operational phases.
- Open Space Preservation: The request preserves a minimum of 60% open space within the areas designated as ORPA and commits to providing 60% undisturbed natural area within that preserved open space.

Proposal's Weaknesses

- Inadequate Buffers: The proposal fails to provide sufficient buffers for all significant non-RPA streams located on the south side of the site.
- Intense Use in ORPA: The inclusion of commercial use, which is considered an intense use, directly contradicts the low-density protective intent of the ORPA designation.
- Excessive Density: The proposed residential density is significantly higher than the 1 dwelling unit per 5 acres envisioned for the ORPA.
- Development in Sensitive Areas: The proposal includes development on steep slopes and shrink-swell soils, threatening ecosystem integrity.

Consistency Recommendation

Staff recommends that this request is inconsistent with the relevant components of the Environment Plan.

Housing Plan

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. The requester is proposing a total of 28 affordable dwelling units, which is consistent with the policies of the newly adopted Housing Chapter of the Comprehensive Plan and exceeds the recommendation of providing a minimum of 10% of units as affordable.

Proposal's Strengths

- Affordable Dwelling Units: As proffered, the requester has committed to providing 28 affordable dwelling units ("ADU"). Such units will be made available to households up to 120% of the Area Median Income ("AMI") as determined by the United States Department of Housing and Urban Development ("HUD") for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area.

Proposal's Weaknesses

- Inconsistency with County Policy on Affordable Housing: The proposal references a "marketing period" for affordable dwelling units, a concept not defined or supported in either the 2040 Comprehensive Plan or the Affordable Dwelling Unit (ADU) Ordinance, which will take effect on December 1, 2025.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Housing Plan.

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural

resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to level of service ("LOS") of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials Projects should include strategies that result in a LOS of D or better on all roadway, corridors, and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian, and bicycle pathways, and improved and coordinated access to transit facilities.

Based on the Institute of Transportation Engineers Trip Generation, 11th Edition trip rates for the scenario with 8 single family detached units and 34 single family attached units, the existing Plan land use would generate 27 AM peak hour, 33 PM peak hour and 377 weekday vehicle trips. The proposed Plan land use yields 214 mid-rise multi-family units, 134 townhouse units and 22 duplex units generating a total of 154 AM peak hour, 172 PM peak hour and 2,095 weekday daily vehicle trips. The proposed Comprehensive Plan land use development represents an increase of 127 AM peak hour, 139 PM peak hour and 1,718 weekday daily vehicle trips when compared to the existing planned land use.

Converting the long-range land use of this site from ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood to MU-3, Mixed Use with a T-3 Transect would add vehicle trips to the adjacent road network with the potential to increase overall vehicle miles travel. In addition, the proposal would change approved Comprehensive Plan land uses.

Proposal's Strengths

- Mitigation of Transportation Impacts: Transportation related impacts will be mitigated as part of the companion rezoning application.

Proposal's Weaknesses

- Increase in Trips: Trips generation analysis provided by the Requestor shows that the proposed CPA will result in an increase in trips. However, Staff can still support the CPA because the companion rezoning application affords the opportunity to mitigate transportation impacts.

Consistency Recommendation

The CPA request is consistent with the relevant components of the Transportation Plan provided the Requestor will commit to mitigate any transportation impacts as part of the companion rezoning application and transportation modifications and waivers meet PWC Transportation Department and VDOT approval.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. However, the Strategic Plan consistency is not a required statutory factor for the Board to consider.

The Prince William Board of County Supervisors adopted the [2025 – 2028 Strategic Plan](#) at its Board work session on February 25, 2025. The 2025-2028 Strategic Plan was developed through extensive community input, research of county policies and services and interviews with the Board to collect input on strategic priorities for the County over the next 4 years. The Plan envisions Prince William County as a diverse community striving to be healthy, safe, and caring with a thriving economy and a protected natural environment. To implement this vision, the Strategic Plan has implemented goals for the following eight objectives:

1. Education
2. Environment
3. Government
4. Mobility
5. Quality of Life
6. Safe and Secure Community
7. Service Delivery
8. Smart Growth

Strategic Plan Alignment:

The aspects of the proposal applicable to the 2025–2028 Strategic Plan are as follows:

The proposed CPA is favorably aligned with **Goal 5: Quality of Life**, which seeks to enhance quality of life and increase resident retention by creating a resilient and healthy community where residents can afford to live, work, play, and retire. The proposal supports:

- **Goal 5 Key Objective #1** Develop affordable and diverse housing options in the County for residents and families of all sizes, ages, income levels, and needs.

However, the proposal is inconsistent with **Goal 2: Environment**, which aims to preserve the County's natural beauty and resources by protecting open spaces and ensuring that residents can enjoy nature. Specifically, the proposal conflicts with:

- **Goal 2, Key Objective #1:** *Safeguard the quality of the County's air, water, and other natural resources to ensure they are not compromised for current and future generations.*

Cultural Resources Plan Analysis

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

A Cultural Resources Assessment Records Checklist was completed for the subject property. The County Archeologist concluded that because of the extent of the site disturbance that occurred during the development of the property in the 1970's no further archeological research is necessary at this time.

The Historical Commission reviewed the rezoning along with the special use permit applications at their March 11, 2025, meeting and recommended "No Further Work" was needed for this application.

Proposal's Strengths

- None identified.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Cultural Resources Plan.

Agency Comments

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

- PWC County Attorney
- PWC Building Official
- PWC Fire Marshal's Office
- PWC Planning Office
- PWC Transportation
- PWC Watershed
- PWC Housing and Community Development
- Virginia Department of Transportation

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

SECOND: BROWN

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

**March 11, 2025
Regular Meeting
Res. No. 25-007**

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>
REZ2024-00033	The Townes at Occoquan 2 nd Submission	No Further Work
REZ2024-00034	Hawthorn at Kettle Run 2 nd Submission	No Further Work
REZ2024-00035	Alderwood at Kettle Run 2 nd Submission	No Further Work
REZ2024-00036	Longleaf at Kettle Run 2 nd Submission	No Further Work
REZ2023-00025	Ashwood Proffer Amendment 2 nd Submission	No Further Work
REZ2024-00007	Mayfield Crossing, 2 nd Submission	No Further Work
REZ2024-00039	Manassas Mall Mixed Use Rezoning 3 rd Submission	No Further Work
CPA2025-00002	Quantico Memorial Chapel	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
PFR2025-00010	Manassas Battery Energy Storage System	Table
CPA2024-00003	Hoadly Square	No Further Work
REZ2025-00017	Wolf Run – Miller Property Proffer Amendment	No Further Work
SUP2024-00018	Montclair Tabernacle Church 3rd Submission	No Further Work
REZ2025-00018	Heathcote Marketplace Proffer Amendment	No Further Work
SUP2025-00024	Ratanaransi Buddhist Temple	No Further Work
SUP2025-00025	Longhorn Steakhouse Sign	No Further Work
CPA2023-00002	McGraws Corner Drive	Table
REZ2025-00019	Mapledale Crossing	No Further Work
REZ2025-00021	Neabsco Reserve	Table

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: Green

Absent from Meeting: Brickley, Dobbins, Kastens

MOTION CARRIED

ATTEST:



Secretary to the Commission