



PRINCE WILLIAM
COUNTY

**ZTA #DPA 2016-00020
Mixed Use District (MXD)
and
DCSM Amendments #DPA2020-00007**

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Public Meetings



- On June 21, 2016, the Board of County Supervisors initiated a Zoning Text Amendment (ZTA) to allow flexibility in the mix of uses and development standards for mixed-use developments
- February 1 & March 15, 2019: Held DORAC Work Sessions
- April 24, 2019: Held a public meeting
- May 15, 2019: Conducted a Planning Commission Work Session
- May 31, 2019: MUZD Recommendation Report completed by Renaissance Planning Group
- June 6, 2019: Submitted to MUZD presentation to DORAC/CDC via email
- June 21, 2019: Held DORAC/CDC Work Session
- August 30, 2019: Presented MUZD draft text and DCSM Amendments to DORAC/CDC.
- September 11, 2019: Planning Commission Work Session.
- September 27, 2019: Held DORAC/CDC Work Session.
- November 22, 2019: Held DORAC/CDC Final Work session
- January 13, 2020: MUZD Draft to DORAC/CDC members
- March 2, 2020: Meeting with NVBIA.
- July 15, 2020: Conducted a Planning Commission Work Session.
- October 7, 2020: Planning Commission Work Session

Process to draft the MXD



- Staff gathered input from the Commercial Development Committee, Development Ordinance Review Team, NVBIA and other stakeholders.
- Consultant and staff researched other jurisdictions policy and text.
- Draft text and concepts were developed and discussed at a series of meetings with stakeholders.
- Staff received input and adjusted language from stakeholders.

Alignment with the Strategic Plan



- The proposed amendments align with 2017 PWC strategic plan goals to:
 - Increase the commercial tax base to 35%
 - Increase business retention rate
 - Increase at-place employment
 - Increase annual growth in small businesses
 - Expand commercial tax base in redevelopment areas

Overview of the problem: Why do we need a mixed-use district?



- There is currently a disconnect between existing zoning regulations and the long-range vision of the Small Area Plans, leaving the County with a lack of implementation tools.
- Current zoning encourages development based on separate buildings with yards and buffers, and an auto-centric focus that contributes to traffic congestion.
- Mixed use is not clearly defined in the current code of ordinances.
- Changes in the trends of the commercial real estate market do not offer opportunity for developments to adapt in a timely manner.
- DCSM elements are focused on standards associated with separation of uses and do not have standards to foster mixed use developments and walkable communities.

Remedy: ZTA Mixed Use District & DCSM changes



- Create a new zoning district (MXD) that allows for mixed use developments intended to encourage a mix of residential and commercial uses in a single zoning designation for multiple, integrated and related structures that can be used as a tool to implement the long-range vision of the Small Area Plans.
- Create guidelines within the new zoning district that promote a multimodal oriented development.
- Add new definitions that addresses mixed-use into the County's Zoning Ordinance.
- Allow flexibility in uses within the mixed- use district that allows the development to adapt to market conditions.
- Revise DCSM elements to address the unique characteristics of mixed- use developments and allows the effective implementation of the new MXD Zoning District.

Organization of MXD Text Language

(Definitions will be added to Article I Terms Defined, Part 100 of Chapter 32 Zoning Ordinance)

1. Purpose & Intent
2. MXD-Neighborhood
3. MXD-Community
4. MXD- Urban
5. Form-based design review
6. Criteria for design guidelines
7. Waiver & modifications
8. Procedure for waivers
9. General development standards.



MXD New Definitions



New Definitions to apply in the MXD Zones

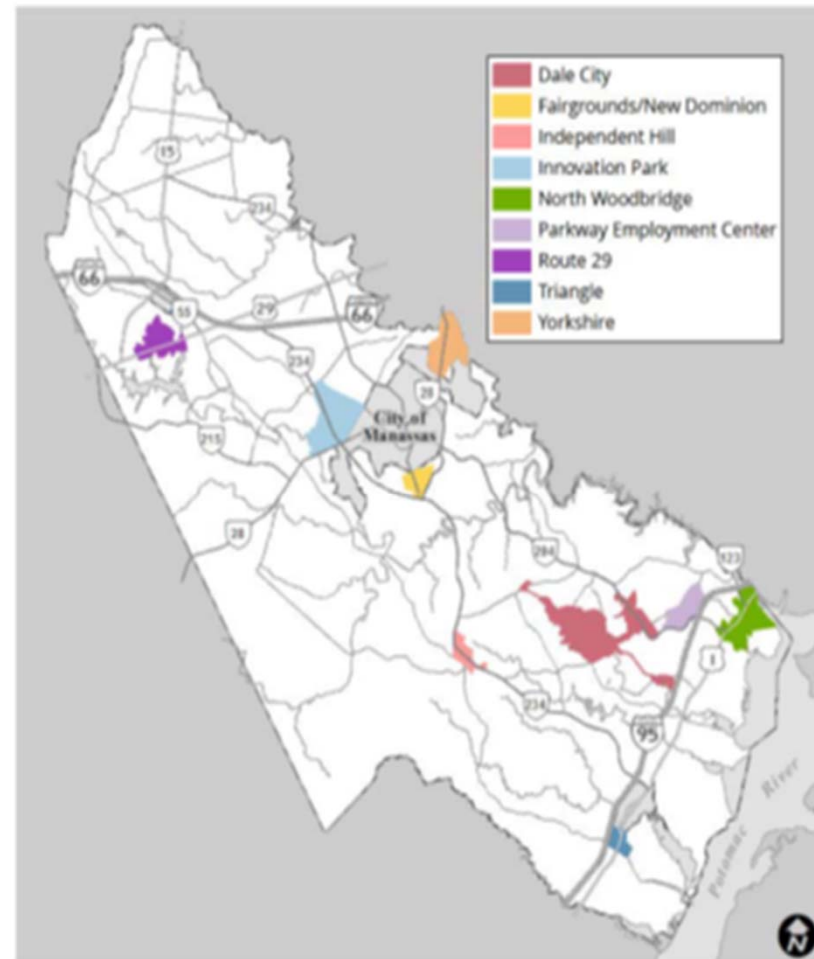
- a. Block length
- b. Building form
- c. Connectivity index
- d. Enclosure ratio
- e. Facade articulation
- f. Façade permeability
- g. Form based design
- h. Fenestration
- i. Interim use
- i. Modulation
- j. Mixed use
- k. Mixed use type- (MXD-N, MXD-C, MXD-U)
- l. Pedestrian oriented
- m. Proximity of use
- n. Small urban data center
- o. Street segment
- p. Street wall
- q. Transect
- r. Transit-oriented

These definitions will be incorporated into Article I, Part 100 of Chapter 32 Zoning Code of Ordinances Prince William County.

MXD Implementation

1. Small Area Plans

- North Woodbridge
- Landing at Prince William
- Dale City
- Innovation Park
- Triangle
- Rt. 29
- Independent Hill



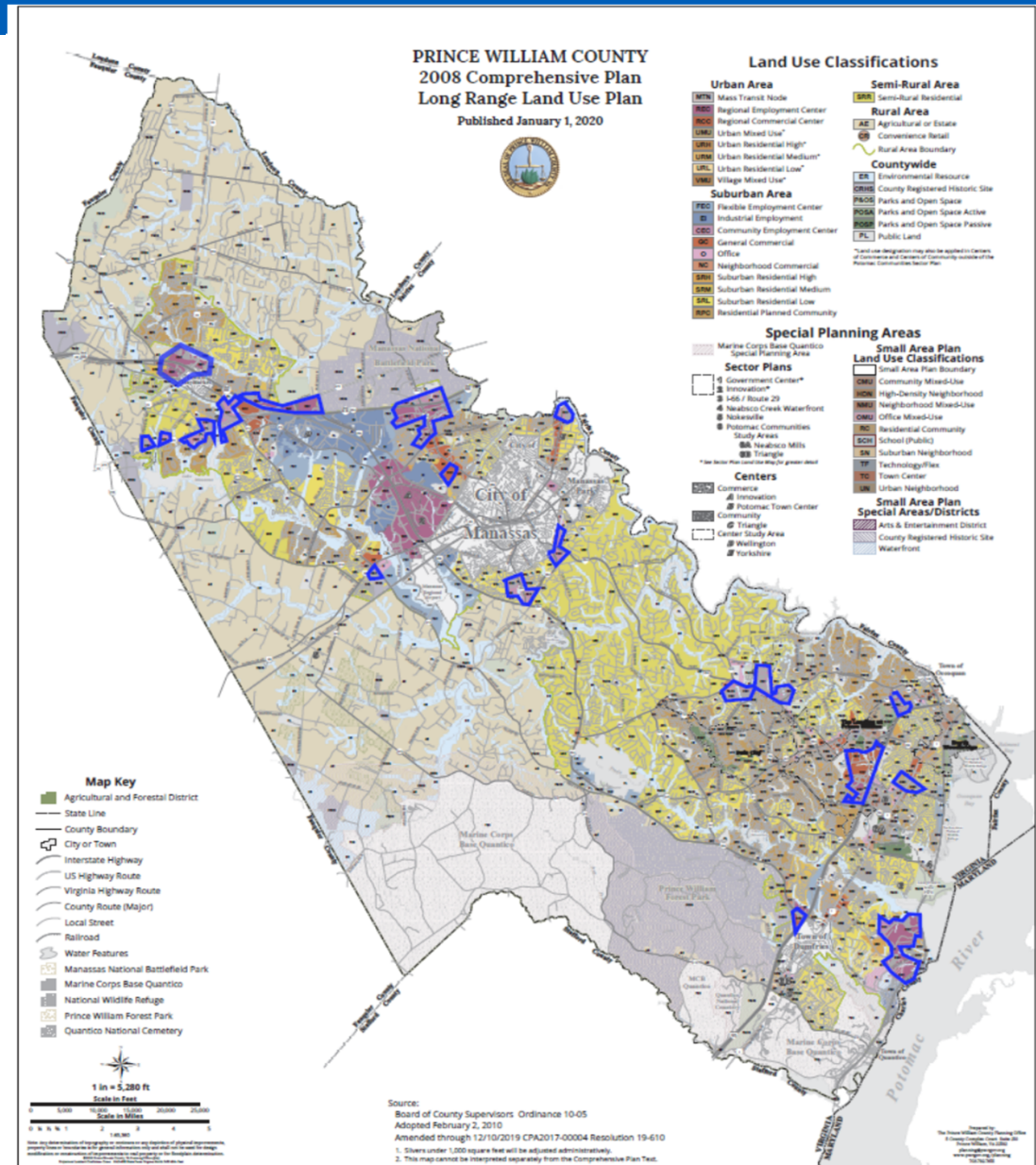
MXD Implementation



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2. Existing Mixed-Use LRLU Designations

- Mass Transit Node (MTN)
- Regional Commercial Center (RCC)
- Regional Employment Center (REC)
- Community Employment Center (CEC)
- Village Mixed Use (VMU)
- Urban Mixed Use (UMU)



MXD-Neighborhood (T-2)



- The Mixed-Use Neighborhood MXD-N is intended for smaller mixed-use developments surrounded by lower density residential areas, as well as on neighborhood corridors, and at the periphery of town centers.
- The commercial uses permitted are those commonly used by neighborhood residents. The intensity of commercial uses are limited to minimize impacts on adjacent residential uses.
- Buildings in this zone are generally up to three stories.
- 30 Permitted use, 2 secondary use, 5 SUP.
- Target residential: 0 to 4 du/acre
- Target FAR: 0.02-0.23.
- Development is intended to be pedestrian- oriented and generally compatible with the scale of surrounding development.

MXD-Neighborhood (T-2)



MXD-Community (T3 & T4)



- This mixed-use zone is intended for sites in a variety of centers and corridors, and in smaller mixed-use areas that are well served by frequent transit.
- Buildings in this zone are generally expected to be up to four stories, unless height and floor area incentive densities are used to provide additional public benefits.
- Development is intended to be pedestrian-oriented and complement the scale of surrounding areas.
- Target residential: 4 to 24 du/acre
- Target FAR: 0.23-1.38.
- 89 Permitted use, 7 secondary use, 18 SUP.

MXD-Community (T3 & T4)



MXD Urban (T-5 & T-6)



- This mixed- use zone is intended for high-capacity transit station areas and town centers.
- Development is intended to be pedestrian-oriented, and urban in both form and density.
- Where building setbacks exist they should be used for the provision of pedestrian amenities like plazas or outdoor dining.
- Driveway access should be located via side streets and alleys to the extent possible.
- When surface parking is provided, it should be located to the rear of buildings and screened.
- Target residential: 20 to 100 du/acre
- Target FAR: 1.38-2.3+.
- 87 Permitted use, 6 secondary use, 23 SUP.

MXD Urban (T-5 & T-6)



Criteria for Design

A. An applicant meeting the ideal ranges below as well as the building height limits identified in Sec. 32-307.40 will be allowed to proceed with application without having to offer form-based design proffers.

Form Based Element	Ideal Range
1. Density	15%-85% Max FAR
2. Block Length	200-660 ft.
3. Street Wall	50-100 %
4. Front Setbacks	5 - 30 feet setback
5. Enclosure Ratio	1.1 to 1.2
6. Façade Permeability	30-80%
7.Connectivity Index	1.2-2.0
8. Proximity of Use	2-7

Note: Increased % density range, block length range and increased setback range & facade permeability

Uses permitted by right

- Altogether there are up to 89 listed uses by right in the MXD.
 - MXD-N: 30 permitted uses
 - MXD-C: 89 permitted uses
 - MXD-U: 87 permitted uses
- Comprehensive list allows flexibility while preventing any compatibility issues.
- Rather than listing prohibited uses to address undesirable uses of non-residential zoning district.

Secondary Uses permitted



- Secondary Uses vary amongst the 3 districts
 - MXD-Neighborhood (5 uses)
 - MXD- Community (7 uses)
 - MXD- Urban (6 uses)

Special Uses permitted



- Special Uses vary amongst the 3 districts
 - MXD-Neighborhood (5 uses)
 - MXD- Community (18 uses)
 - MXD- Urban (23 uses)

Three types of Alternate Compliance PRINCE WILLIAM COUNTY

1. Modifications/Alternate compliance for Rezoning or SUP application. (Administrative → Legislative)
 - a. Submitted with application goes to PC & BOCS.

2. Modifications to an approved plan.
 - a. Minor modification: Administrative- Inform PC & Supervisor of record. (comparable use or shift of feature)
 - b. Major modification: Legislative SUP- PC & BOCS (heights, density, intensity) (Administrative → Legislative)

3. Modification during construction.
 - a. Administrative: materials

*Consistent with current waiver or modification process.

General Development Standards



Guidelines to General development standards for non-residential and mixed-use areas include:

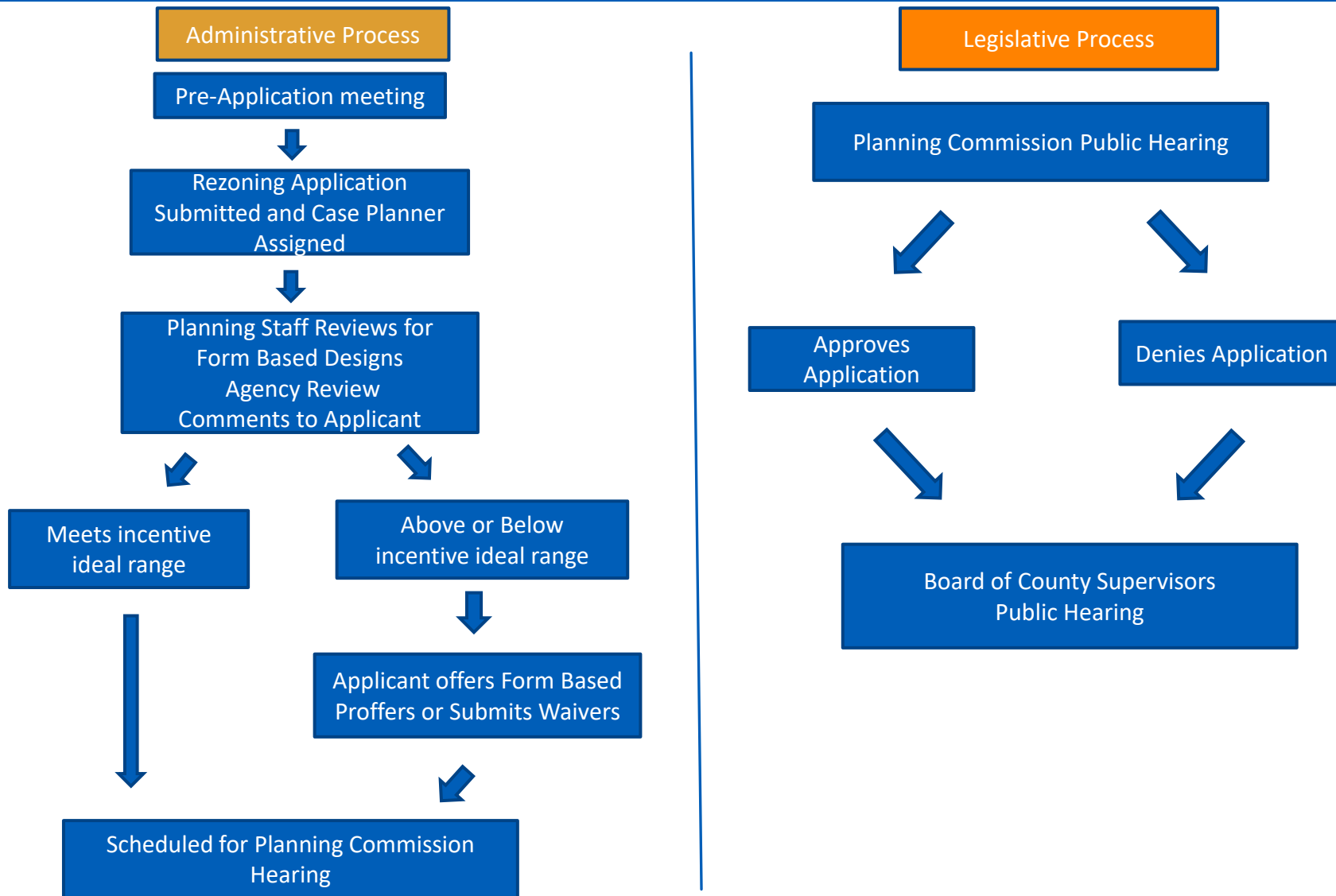
A. Modified maximum FAR and maximum and minimum height limits.

	T-2	T-3	T-4	T-5	T-6
Maximum Overall FAR.	0.23	0.57	1.38	2.30	3.00

	T-2	T-3	T-4	T-5	T-6
			30 feet	40 feet	45 feet
Maximum Building Height	30 feet	45 feet	60 feet	150 feet	250 feet

Note: Decreased the Minimum height in T-4. Added flexibility for special situations and interim phasing.

Process for MXD Applications



Proposed DCSM Amendments

Six areas of proposed DCSM to make compatible with the Proposed MXD Text.

Functional Classification of Streets (Section 601.02):

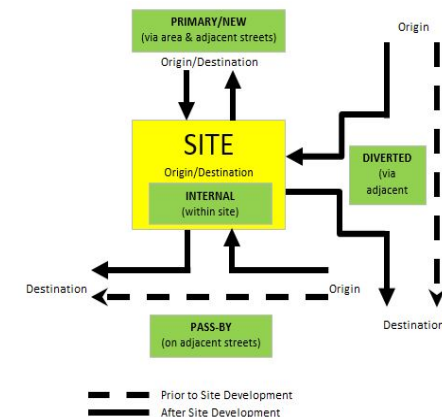
- Include Small Area Plans and MXD under Urban Street.

2. Trip Generation Standards (Section 602.03):

- Allows for adjustment of internal trips for evaluating traffic generation of mixed use with VDOT/PWC DOT concurrence.

3. Alleyways in Planned Districts (Section 602.16.2):

- Alleyways will be allowed in MXD districts by right.



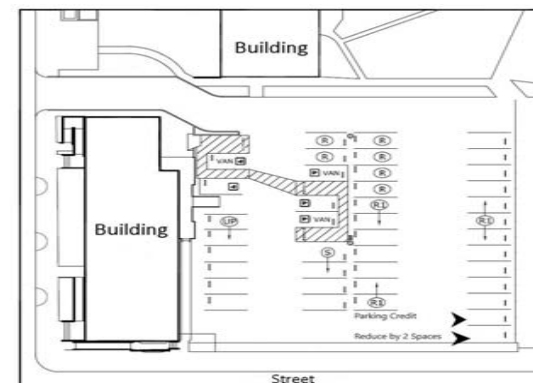
Proposed Changes made to the DCSM (Continued)

4. General requirements for Off- Street Parking (Section 610.01):

- In MXD, reduces minimum required spaces by 15%.
- Allows for parking lot on a lot other than that lot on which the principal use is located.

5. Parking Credit Allowance (Section 610.03):

- (30%) of the required parking spaces may be waived
- (15%) reduction for non-residential when public parking is provided within 500 feet of a site.



Proposed Changes made to the Draft DCSM (Continued)



6. Buffer Areas in General (Section 802.10):

- For areas within a MXD, buffer areas normally required based on proposed uses will not be required and may be waived through Administrative approval.

Proposed Use/Development	Adjoining Existing Use/Development													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
RESIDENTIAL														
1. Single-Family Detached		A	B	B	B	D	D	B	C	B	C	C	C	B
2. Single-Family Weak-Link (used only for previously approved weak-link developments that are still valid)	A		A	B	B	D	D	B	C	B	C	C	C	B
3. Single-Family Attached	B	A		B	B	D	D	B	C	B	C	C	C	B
4. Multifamily	B	B	B		B	D	D	A	C	B	C	C	C	
PUBLIC/SEMPUBLIC														
5. Institutional (e.g., schools, church, library)	B	B	B	B		A	D	A	A	A	B	C	C	
6. Public Recreational Use - Passive	D	D	D	D	D		D	B	B	B	B	B	C	
7. Public Recreational Use - Active	D	D	D	D	D	D		D	D	D	D	D	D	
8. Care Facilities (e.g., nursing home)	B	B	B	A	C	B	D		C	A	B	C	C	
9. Public Facilities (e.g., pump station, treatment plant)	C	C	C	C	A	B	D	C		B	B	A	A	C
10. OFFICE	B	B	B	B	A	B	D	A	B		A	B	B	
11. COMMERCIAL/RETAIL	C	C	C	C	B	B	D	B	B	A		A	B	
INDUSTRIAL														
12. Light	C	C	C	C	C	B	D	C	A	B	A		A	D
13. Heavy	C	C	C	C	C	D	D	C	A	B	B	A		C
14. MIXED USE	B	B	B						C			D	C	

A, B, C- Buffer width in accordance with Table 8-2.

D- Determined on a case-by-case basis, depending on the activity.

Recap of changes based on DORAC/NVBIA Recommendation



MXD Text Language

- Added Areas outside of the small area plans
- Increased % density range for FAR
- Widened block length range
- Increased front setback range
- Increased range for % facade permeability
- Added Criteria for Design Guidelines to give better guidance.
- Removed minimum FAR for transects
- Reduced minimum height requirements for T-4. Applied to primary building only.
- Process to allow roof top/terrace areas to meet open space requirements
- Added alternative compliance process.

DCSM Changes

- Include MXD and small area plans under urban street classification.
- Process to adjust Internal Trip generation.
- Allow alleyways in MXD.
- Off street parking
- Parking credit allowance
- Flexibility with Buffer Areas

Next Steps for MXD ZTA & DCSM Amendments



- Planning Commission public hearing October 21, 2020.
- BOCS Work Session will be scheduled.



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Supplemental Slides



Modifications/Alternate Compliance for Rezoning or SUP application



- As part of MXD rezoning or SUP application, an applicant may request that a modification to specific development standards of the subdivision ordinance.
- An applicant shall provide written justification for alternative compliance that demonstrates that the request is necessary due to the unique characteristics of the specific property.
- The applicant shall propose an alternative approach to fulfill the intent of the standard being modified.
- The Board of County Supervisors may approve or disapprove such request as specifically identified in the board's motion, in whole or in part.

Modifications to an approved plan



- At the time of site or subdivision plan review, provisions of the design and construction standards manual may be waived or modified in accordance with the provisions of the Design and Construction Standards Manual and section 32-280.13.
- DCSM manual modification requests during construction. During the stages of development/construction after site or subdivision plan approval due to unforeseen circumstances, waivers to construction standards or modifications to specific requirements in the Design and Construction Standards Manual may be granted by the Director of Public Works or the Planning Director.
- Minor variations in site development plans and subdivision plats from the approved master zoning plan may be permitted by the Zoning Administrator with concurrence from the Director of Planning upon finding that such variations are generally in keeping with the intent and concept of the approved master zoning plan and the Comprehensive Plan.