



PLANNING COMMISSION RESOLUTION

MOTION:

January 26, 2022

SECOND:

Regular Meeting

RES. No. 22-xxx

RE:

**REZONING #REZ2016-00028, UTTERBACK REZONING
GAINESVILLE MAGISTERIAL DISTRICT**

ACTION:

RECOMMEND APPROVAL

WHEREAS, this is a request to rezone ±81.6 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow up to 237 single-family detached residential units, and with associated development waivers and modifications; and

WHEREAS, the ±81.6-acre subject property is located south of Lightner Road, along both sides of Omland Place, and at the northeastern terminus of Utterback Lane; and

WHEREAS, the site is identified on County maps as the following GPINs: 7398-06-7859; 7398-06-8298; 7398-16-0866; 7398-16-3682; 7398-16-7933; 7398-16-8778; 7398-17-0335; 7398-17-1471; 7398-17-5727; 7398-17-7298; 7398-17-7559; 7398-17-7989; 7398-18-2402; 7398-18-4032; 7398-18-6330; 7398-18-8728; 7398-27-0026; 7398-27-0588; 7398-27-2919; and 7398-27-3346; and

WHEREAS, the site is designated SRL, Suburban Residential Low, in the Comprehensive Plan; and

WHEREAS, the site is zoned A-1, Agricultural, without proffers, and is located within the Airport Safety Overlay District; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on January 26, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning #REZ2016-00028, Utterback Rezoning, subject to the proffers dated January 12, 2022.

ATTACHMENT: Proffer Statement, dated January 12, 2022

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

CERTIFIED: _____
Clerk to the Planning Commission

PROFFER STATEMENT

RE: REZ2016-00028, Utterback Rezoning

Record Owners: HAYMARKET RESIDENTIAL I LLC
HAYMARKET RESIDENTIAL II LLC
HAYMARKET RESIDENTIAL III LLC
HAYMARKET RESIDENTIAL IV, LLC
HAYMARKET RESIDENTIAL V LLC
HAYMARKET RESIDENTIAL VI LLC
HAYMARKET RESIDENTIAL VII LLC
HAYMARKET RESIDENTIAL VIII LC
HAYMARKET RESIDENTIAL X LC
HAYMARKET RESIDENTIAL XI LC
HAYMARKET RESIDENTIAL XII LC
HAYMARKET RESIDENTIAL XIII LC
HAYMARKET RESIDENTIAL XIV LC
HAYMARKET RESIDENTIAL XV LC
HAYMARKET RESIDENTIAL XVI LC
DOMINION STATION DC, LLC
Michael and Beverly Veness
William J. McMenamain

Property: GPINs 7398-18-4032, 7398-18-6330, 7398-18-2402, 7398-17-1471, 7398-17-0335, 7398-06-8298, 7398-06-7859, 7398-16-0866, 7398-16-3682, 7398-16-7933, 7398-27-2919, 7398-27-0026, 7398-16-8778, 7398-17-5727, 7398-27-3346, 7398-17-7559, 7398-17-7989, 7398-27-0588, 7398-18-8728 and 7398-17-7298 (the "Property")

Gainesville Magisterial District
±81.6 Acres from A-1 to PMR, Planned Mixed Residential

Date: January 12, 2022

The undersigned hereby proffers that the use and development of the Property shall be in substantial conformance with the following conditions and shall supersede all other proffers made with respect to the Property prior hereto. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement,

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unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest. The term "Project" refers to the proposal set forth herein.

References in this Proffer Statement to plans and exhibits shall include the following:

- A. Master Zoning Plan (the "MZP") prepared by Dewberry Engineers Inc. entitled "Utterback" dated June 14, 2016, last revised January 5, 2022:
 - i. Utterback Land Use Plan ("Land Use Plan")
 - ii. Utterback Open Space Plan ("Open Space Plan")
 - iii. Utterback Utility Plan ("Utility Plan")
 - iv. Street Sections
 - v. Geometric Plan

- B. Utterback Community Design Guidelines prepared by Dewberry Engineers Inc., dated January 5, 2022.

USE AND SITE DEVELOPMENT

- 1. Development in Accordance with MZP - Development of the Property will be in substantial conformance with the MZP, subject to minor modifications as needed to comply with Zoning Ordinance and Design and Construction Standards Manual ("DCSM") requirements, subject to minor changes approved by the County in connection with final subdivision plan review, including revisions to the lot and street layout in accordance with final engineering considerations.

- 2. Use - A maximum of two hundred and thirty-seven (237) single-family detached residential units may be constructed on the Property.

- 3. Limits of Clearing and Grading/Undisturbed Open Space Area -
 - a. The Applicant shall limit clearing and grading on the Property to those areas depicted on the Open Space Plan, subject to minor revisions in accordance with final engineering considerations at the time of plan review and approval.

 - b. No clearing or improvements shall be made within the limits of clearing and grading and those areas labeled as Undisturbed Open Space Areas on the Open Space Plan, and in the Design Guidelines, provided that the Applicant may, and at the County's direction

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shall (a) remove noxious or invasive vegetation, such as poison ivy, poison oak, etc., as well as dead, dying, or hazardous trees, revegetating those Areas with native trees, shrubs and ground covers; (b) install and maintain water, sanitary sewer, storm sewer outfalls; (c) install access to the existing cemetery; and, within the Central (Community) Park Area (d) may construct benches, pedestrian connectivity, etc., as defined in the Design Guidelines.

TRANSPORTATION

4. Monetary Contribution - As a condition of occupancy permit issuance of each new unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$16,780.00 per single family unit constructed on the Property to be used for transportation improvements. If the off-site improvements described in Proffer #5 below are constructed, the Applicant shall receive a credit (not to exceed the transportation Level of Service contributions) for the value of the design and construction costs for such improvements. The Applicant shall provide evidence of these amounts to the Prince William County Department of Transportation (County Transportation) to prove the value of such credit.

5. Lightner Road Improvements -
 - a. The Applicant shall design and construct the turn lane, sidewalk and crosswalk improvements to Lightner Road as depicted on the exhibit entitled “Utterback – Lightner Road Improvements,” prepared by Dewberry Engineers, Inc., dated June 10, 2020, last revised November 4, 2021, subject to obtaining all necessary County Transportation and Virginia Department of Transportation (VDOT) approvals. In the event the Applicant is unable to obtain off-site right-of-way and easements needed for the construction of the right turn lane onto Route 15, there shall be no further obligation under this proffer for the construction of a separate right turn lane. If right-of-way is obtained for this right turn lane, whether by purchase or by eminent domain as provided herein, and all of the improvements are approved by the appropriate authorities, the Applicant shall show the final location and design of such improvements on the first site/subdivision plan for the Property (or on a separate public improvements plan to be submitted concurrently with or prior to the first site/subdivision plan for the Property), and said improvements shall be completed by the Applicant prior to and as a condition of the issuance of an occupancy permit for the fiftieth (50th) residential unit constructed on the Property.

 - b. The Applicant shall make improvements to Lightner Road at the intersection of McLeod Way and the entrance to the Project to provide a 35 MPH stopping sight distance through

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the intersection. The 35 MPH stopping sight distance shall be in accordance with Virginia Department of Transportation requirements. The Applicant shall show such improvements on the first site/subdivision plan for the Property (or on a separate public improvements plan to be submitted concurrently with or prior to the first site/subdivision plan for the Property), and said improvements shall be completed by the Applicant prior to and as a condition of the issuance of an occupancy permit for the fiftieth (50th) residential unit constructed on the Property.

- c. The Applicant shall prepare and submit a all way stop warrant analysis for the intersection of Bengal Place and Lightner Road prior to and as a condition of the issuance of an occupancy permit for the fiftieth (50th) residential unit constructed on the Property. If warranted and approved by VDOT, the Applicant shall thereafter install the stop signs.

6. Second Point of Access – The Applicant will construct a second point of access to Olga Court as depicted on the MZP prior to the issuance of the final Occupancy Permit for the Project, if prior thereto (a) the existing restrictive covenants applicable to Olga Court found in Deed Book 911 at Page 828, and further shown on the Plat in Map Drawer 34 at page 16, have been appropriately amended or dissolved, and (b) Olga Court has been accepted into the Secondary System of State Highways. The Applicant will, upon satisfaction of the foregoing conditions, dedicate sufficient right-of-way to the County for the extension of the aforesaid second point of access to the property boundary, shall grant a ten (10) foot temporary construction easement on both sides thereof to VDOT and/or the County, as directed, and until the second point of access is constructed shall install the cul-de-sac depicted on the MZP in a temporary easement for the purpose of providing a safe turnaround, that may be vacated upon the acceptance of the second point of access into the Secondary System of State Highways.

7. Eminent Domain - In the event the Applicant is unable to acquire off-site right-of-way required to construct the public improvements required for utilities, utility relocation, access, road improvements, turn lanes, and/or regional stormwater management facilities (Proffer 18), the Applicant shall request the County to acquire the necessary right-of-way and easements by means of its condemnation powers, at Applicant's expense. Applicant's request shall be in writing and shall comply in all respects with the County's Eminent Domain Policy. Said request shall be made to the appropriate County agency and shall be accompanied by the following:

- a. The names of the record owners, the property addresses, tax map parcel numbers and GPIN numbers for each landowner from whom such right of way and/or easements are sought.

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- b. Plats, plans and profiles showing the necessary right of way and/or easements to be acquired and showing the details of the proposed transportation improvements to be located on each such property.
- c. Pursuant to Virginia Code § 25.1-417, a determination of the value of the Property will be based on the following:
 - i. If the assessed value is less than \$25,000, then the value shall be determined by assessment records or other objective evidence; or
 - ii. If the assessed value is greater than \$25,000 an independent appraisal of the value of the right of way and easements to be acquired, and any and all damages to the residue of the involved property, said appraisal to be performed by an appraiser licensed in Virginia and approved by the County.
- d. A 60 year title search of each involved property.
- e. Documentation demonstrating to the County's satisfaction Applicant's best good faith efforts to acquire the right of way and/or easements, at a cost of not less than the appraised value of the involved property interests.
- f. A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof.
- g. An Agreement signed by Applicant's representative and approved by the County Attorney whereby Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The Agreement shall specifically provide that in the event the property owner is awarded more than the appraised value estimated by Applicant's appraiser, the Applicant shall pay to the County the amount of the award in excess of the amount represented by the letter of credit or cash deposit within 15 days of the award.

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- h. In the event that Prince William County does not acquire the right-of-way and/or easements necessary for the construction of the proposed sidewalk and road improvements across Parcel 7398-18-1138 as shown on the MZP within twelve (12) months of receiving the request required for the exercise of eminent domain as set forth herein, the Applicant shall be relieved of the obligation to provide for the improvement identified in this proffer.
- i. Nothing contained herein shall delay the processing of other plans or permits associated with the Project.

COMMUNITY DESIGN

- 8. Monument Sign - The Applicant may provide a monument sign or entry feature(s) at the entrance off of Lightner Road, subject to obtaining required sign permits.
- 9. Homeowners Association - A homeowners association (“HOA”) shall be established for the Property that will own, operate, and maintain open space, the median in Street A, common areas, private roads, trails, sidewalks, signage, and other recreation or common facilities established on the Property. The HOA will be granted all necessary authority to enter into agreements with other parties to ensure the ongoing operation and maintenance of any of the foregoing.
- 10. Design Guidelines -
 - a. Development on the Property shall be in substantial conformance with the Design Guidelines.
 - b. The Design Guidelines are subject to minor modifications made in connection with site/subdivision and building plans review. More substantial modifications to the Design Guidelines, which represent an overall improvement to the quality of the development, may be approved by the Planning Director.
- 11. Pedestrian Access - No connection of the trail system to be constructed within the Property will be made to any property in the Piedmont Subdivision.

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CULTURAL RESOURCES

12. Cemetery Buffer - The Applicant shall provide a twenty-five foot (25') wide buffer around the cemetery (Site 44PW2015) as shown on the Open Space Plan, subject to an appropriate access easement crossing(s) and fencing. Where existing vegetation is undisturbed within said cemetery buffer, that existing vegetation shall be credited against the plant unit requirements identified in the DCSM, and where the existing vegetation is sufficient shall satisfy said requirements.
13. Cemetery Access - The Applicant shall provide access to the existing cemetery in accord with the County's Zoning Ordinance, § 32-250.110 Preservation of Existing Cemeteries. The Applicant shall provide a fifteen foot (15') wide public pedestrian access easement for a pedestrian footpath to the cemetery (Site 44PW2015) with the final location of said public pedestrian access easement to be determined with the final site/subdivision plan.
14. Phase II Evaluation of Site 44PW2014 - As a condition of site/subdivision plan approval for that portion of the Property that includes and/or is adjacent to Site 44PW2014, the Applicant shall conduct a Phase II archaeological evaluation on areas within Site 44PW2014 that will be disturbed by the proposed development. The Phase II scope of work shall be approved by the Planning Director or his designee. Three (3) copies and one electronic copy of the Phase II draft report documenting the results and recommendations of the archaeological evaluation shall be submitted to the Planning Office for review, comment, and approval with the first final site/subdivision plan approval. The qualified professional, the archaeological testing, and the reports shall meet the standards set forth in the current version of the Virginia Department of Historic Resources (VDHR) *Guidelines for Conducting Historic Resources Survey in Virginia*.

In the event the Phase II evaluation finds an archaeology site significant and the site will be disturbed by construction, the Applicant will, prior to issuance of a land disturbance permit for that area containing the significant site, either initiate mitigation of the archaeology site through Section 106 of the National Historic Preservation Act (NHPA), with the County as a consulting party; or, if Section 106 review is not required, the Applicant will prepare a mitigation plan for approval by the Planning Director or his designee. If a County mitigation plan is required, its stipulations shall be completed prior to issuance of the first land disturbance permit. The mitigation plan shall meet the standards set forth in the current version of the VDHR's *Guidelines for Conducting Historic Resources Survey in Virginia* and also the Advisory Council on Historic Preservation's (ACHP) *Recommended Approach for Consultation on Recovery of Significant Information from Archeological Sites* (<http://www.achp.gov/archguide.html#supp>). Final reports shall be submitted in quantities, formats and media as requested by the County

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Archaeologist after the report(s) have been approved by the County.

15. Curation - The Applicant shall curate with the County, artifacts, field records, laboratory records, photographic records, computerized data and other historical records the Applicant possesses as recovered as a result of its cultural resources investigations. All artifacts and records submitted for curation shall meet current professional standards and The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. A curation fee equal to VDHR's curation fee (not to exceed \$350.00/box) will be paid by the Applicant at the time of delivery to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift.

PARKS AND RECREATION

16. Monetary Contribution - As a condition of occupancy permit issuance of each new unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$5,591.00 per single family residential unit constructed on the Property to be used for parks purposes.

ENVIRONMENTAL

17. Monetary Contribution - The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per gross acre as depicted on the MZP (approximately 81.6 acres total) to conduct water quality monitoring, stream restoration projects and/or drainage improvements. Said contribution shall be paid prior to and as a condition of the approval of the first site/subdivision plan.
18. Regional Pond Restoration and Improvement – In connection with site development, the Applicant shall make those improvement to the stormwater management pond, including plantings, located on the southwestern boundary of the Property to convert it from a local to a regional facility, as depicted on the “Regional Pond Enhancement Exhibit,” prepared by Dewberry Engineers, Inc., dated September 12, 2021. Said improvements will improve stability of the dam created by Utterback Lane, and provide new outfall for pond water under and through Utterback Lane to replace the currently failed outfall, to mitigate the potential for dam failure and downstream damage, and to increase the capacity of the said Regional Pond to accommodate surrounding properties as well as the Project, and to provide additional quality control of stormwater flowing to the said Pond.

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19. Pond Enhancement – In connection with site development, the Applicant shall make those improvements, including plantings, depicted on the “Pond Enhancement Exhibit,” prepared by Dewberry Engineers, Inc., dated September 12, 2021, for the second pond located in the southeastern portion of the Property.

LIBRARIES

20. Monetary Contribution - As a condition of occupancy permit issuance of each new unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$812.00 per single family residential unit constructed on the Property to be used for library purposes.

FIRE & RESCUE

21. Monetary Contribution - As a condition of occupancy permit issuance of each new unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,053.00 per single family residential unit constructed on the Property to be used for fire and rescue purposes.

SCHOOLS

22. Monetary Contribution - As a condition of occupancy permit issuance of each new unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$20,694.00 per single family residential unit constructed on the Property to be used for school purposes.
23. Coordination with the School Division - The Applicant shall coordinate, and use its best good faith efforts, with the Prince William County School Division to obtain the use of a portion of the aforesaid Monetary Contribution for the construction of sidewalks and other related improvements to ensure safe pedestrian access from Route 15 on the south side of the Mountain View Elementary School and the north side of Lightner Road to said elementary school.

AFFORDABLE HOUSING

24. Monetary Contribution - As a condition of occupancy permit issuance of each new unit constructed on the Property, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$250.00 per single family residential unit for the Housing Preservation and Development Fund.

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WATER AND SEWER

25. Development on Public Water and Sewer - The Property shall be served by public sanitary sewer and water and the Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on the Property. The final location and size of the waterline to be extended to the Property will be determined by the hydraulic analysis prepared in connection with final engineering and shall be in accordance with the Prince William County Service Authority Utilities Standards Manual.

MISCELLANEOUS

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

WAIVERS/MODIFICATIONS

27. Waivers and modifications – pursuant to Section 32.700.25 of the Zoning Ordinance approval of the subject rezoning shall constitute a waiver/modification of the following:
- a. Modification of Section 32-305.02, to permit a Modified Reduced Setback House and Modified Village House in accordance with the Design Guidelines.
 - b. Waiver of Section 32-306.10.1(b) of the Zoning Ordinance to allow two unit types within the PMR District.
 - c. Waiver of Section 32-306.21 of the Zoning Ordinance to allow the elimination of the nonresidential secondary use requirement within the PMR District.

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[Signature(s) to follow on next page]



STAFF REPORT

PC Meeting Date:	January 26, 2022
Agenda Title:	Rezoning #REZ2016-00028, Utterback Rezoning
District Impact:	Gainesville Magisterial District
Requested Action:	Recommend Approval of Rezoning #REZ2016-00028, Utterback Rezoning, subject to proffers dated January 12, 2022
Department:	Planning Office
Case Planner:	Scott F. Meyer

EXECUTIVE SUMMARY

This is a request to rezone ±81.6 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow up to 237 single-family detached residential units, and with associated development waivers and modifications. The subject property is located south of Lightner Road, along both sides of Omland Place, south and west of Olga Court, and at the northeastern terminus of Utterback Lane.

At the request of the Applicant, this application was previously scheduled for the December 15, 2021 Planning Commission public hearing. However, prior to dispatching the staff report, the Applicant requested a deferral to a date certain of January 26, 2022, to allow more time to address unresolved community design, transportation, and environmental issues. Further amendments/updates have been made to the proposal, which are now being brought forward to staff and the Planning Commission for consideration at the January 26th public hearing.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning #REZ2016-00028, Utterback Rezoning, subject to the proffers dated January 12, 2022.

BACKGROUND

- A. Request: To rezone ±81.6 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow up to 237 single-family detached residential units, and with associated development waivers and modifications.

Uses/Features	Existing	Proposed
Zoning	A-1, Agricultural	PMR, Planned Mixed Residential
Use(s)	Vacant	237 single-family detached residential units
Uses/Features	Required in PMR zoning district	Proposed with Development in PMR (as proffered)
REZ area	Minimum 10 acres for PMR	Total Project Area = ±81.6 acres
Residential Unit Type / #	2 unit types/styles	237 units; 1 housing type; (all single-family detached, with 2 unit styles <i>(modified)</i>)
Density	PMR (Low Density Residential, LDR) = 1 – 4 d.u./acre	PMR (LDR) = 2.90 d.u./acre <i>(proposed)</i>
Open Space	30% (24.5 acres)	32.1% (26.2 acres) <i>(proposed)</i>

- B. Site Location: The ±81.6-acre subject property is located south of Lightner Road, along both sides of Omland Place, south and west of Olga Court, and at the northeastern terminus of Utterback Lane. The site is identified on County maps as the following GPINs: 7398-06-7859; 7398-06-8298; 7398-16-0866; 7398-16-3682; 7398-16-7933; 7398-16-8778; 7398-17-0335; 7398-17-1471; 7398-17-5727; 7398-17-7298; 7398-17-7559; 7398-17-7989; 7398-18-2402; 7398-18-4032; 7398-18-6330; 7398-18-8728; 7398-27-0026; 7398-27-0588; 7398-27-2919; and 7398-27-3346.
- C. Comprehensive Plan: The site is designated SRL, Suburban Residential Low, in the Comprehensive Plan.
- D. Zoning: The site is currently zoned A-1, Agricultural, without proffers, and is located within the Airport Safety Overlay District.

- E. Surrounding Land Uses: The project area is surrounded by predominantly single-family detached residential that transition west to east from suburban to semi-rural type lots. North of the subject site and across Lightner Road is the Mountain View Elementary School and a portion of the Dominion Valley Country Club residential development. The Piedmont residential development is located to the south and across Utterback Lane. To the east are the Longlevel Acres and Longlevel Estates residential developments. Westmarket, another single-family detached subdivision, is located to the west.
- F. Background and Context: The Applicant (Peterson Companies) is the contract purchaser of the subject property, which consists of an assemblage of 20 parcels with numerous owner entities, encompassing approximately 81.6 acres. The entire project area is currently zoned A-1, Agricultural, without proffers. The Applicant requests to rezone the subject property from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow up to 237 single-family detached residential units, and with associated waivers and modifications.

This application has been in-process for five and one-half years, and with considerable periods of inactivity. In regard to the project's history/status, the rezoning application was initially submitted to the Planning Office in late June 2016, and at the time included a project area of 70.6 acres. After the initial review by County agencies, the application became inactive for a period of over 4 years and was placed on a suspended/on-hold status. In August 2020, an amended application package was submitted, and the rezoning request was reactivated with an additional 11.04 acres being added to the subject site. At this time, the project area involves 81.6 acres.

- G. Planning Commission Deferral: At the request of the Applicant, staff previously scheduled this application to be considered by the Planning Commission at the December 15, 2021 public hearing. The meeting was advertised, and the site was posted with hearing signs. However, just prior to dispatching the staff report, and based on considerable and unresolved community design, environmental, and transportation issues in the staff analysis and community opposition, the Applicant requested a deferral to a date certain of January 26, 2022. At the December 15th meeting, the Planning Commission acted on the deferral request. (See attached resolution at the end of this report.)

As such, this application is now scheduled for the January 26, 2022 Planning Commission public hearing. The Applicant has made numerous updates/revisions to the proposal and has submitted revised materials to be considered by the Planning Commission.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2016-00028, Utterback Rezoning, subject to the proffers dated January 12, 2022, for the following reasons:

- The proposed rezoning to PMR, Planned Mixed Residential, as proffered, is consistent with and directly implements the SRL, Suburban Residential Low, use designation in the Comprehensive Plan.
- The proposal will deliver a planned, cohesive, single-family residential product with onsite quality design amenities, open spaces, and placemaking features, which will create a quality and cohesive residential development.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is currently designated SRL, Suburban Residential Low. The requested PMR, Planned Mixed Residential, zoning district with low-density residential development as proffered, is consistent with and directly implements the SRL use designation.

Level of Service (LOS): This rezoning proposal is subject to the proffer legislation, Virginia State Code Section 15.2-2303.4. The Applicant has elected to proceed under proffer law in effect at the time the application was submitted, which was prior to July 1, 2016. The LOS impacts related to this subject rezoning request would be mitigated by the monetary proffers provided by the Applicant and according to policy guidelines that was in effect at that time, as follows:

Water Quality	\$75.00 per acre (based on 81.6 acres)	\$75 x 81.6 acres	\$6,120.00
Fire & Rescue	\$1,053.00 per single-family detached (SFD) unit	\$1,053 x 237 SFDs	\$249,561.00
Libraries	\$812.00 per SFD	\$812 x 237 SFDs	\$192,444.00
Schools	\$20,694.00 per SFD	\$20,694 x 237 SFDs	\$4,904,478.00
Transportation	\$16,780.00 per SFD	\$16,780 x 237 SFDs	\$3,976,860.00
Parks & Recreation	\$5,591.00 per SFD	\$5,591.00 x 237 SFDs	\$1,325,067.00
TOTAL LOS \$ CONTRIBUTION			\$10,654,530.00

Additional Improvements Offered by Applicant (In-Kind):

- Lightner Road Improvements – As proffered, if the Applicant is able to obtain off site right-of-way for construction and easements or through eminent domain, the Applicant shall design and construct the improvements to Lightner Road as depicted on the exhibit entitled

“Utterback – Lightner Road Improvements,” specifically including the striping of two left-turn lanes and the provision of one right-turn lane onto Route 15, subject to obtaining all necessary County Transportation and VDOT approvals.

Community Input

Notice of the rezoning application has been transmitted to property owners within 200 feet (based on notification requirements in 2016) and then 500 feet of the site (based on current requirements).

Over the project’s history, there have been numerous adjacent property owners who have been tracking the overall status of the proposal. Leading up to the Planning Commission public hearing, the Planning Office received a letter of opposition from the Westmarket HOA, which represents the Westmarket Community and Hunt Chase residents. In addition, the Planning Office has received several phone calls and emails of opposition. The expressed concerns are related to the following: increased residential density; removal of intact forested areas; traffic problems; safety in the vicinity of the elementary school; ability of existing infrastructure to handle increased service demand; and overall objection to increased development in this area. In response to this, the Applicant has engaged in additional community outreach efforts and has re-coordinated with surrounding HOAs.

The Applicant has provided the following summary list of process milestones, outreach efforts, and other key meetings:

- June 24, 2016 – Rezoning Submission to Prince William County
- Postcard notices sent to those within 200 feet
- November 16, 2017 – Meeting with Piedmont HOA
- April 2, 2018 – Meeting with Longlevel Estates Residents
- May 14, 2018 – Meeting with Westmarket HOA
- 2019 – Additional Acquisitions and Plan Updates
- August 25, 2020 – Resubmission of amended/reactivated application
- Postcard notices sent to those within 500 feet
- March 31, 2021 – Meeting with Piedmont Residents
- April 21, 2021 – Resubmission
- September 14, 2021 – Resubmission
- October 11, 2021 – Meeting with Hunt Chase/Community Members
- October 18, 2021 – Meeting with Westmarket HOA
- November 9, 2021 – Resubmission
- December 15, 2021 – Planning Commission public hearing scheduled (deferral requested)
- December 17, 2021 – Resubmission
- January 6, 2022 – Final Submission
- January 7, 2022 – Meeting with Hunt Chase Residents

As of the date of this staff report, the Planning Office has received over twenty-two (22) emails about this proposal from adjacent communities, expressing both opposition and support. More recently, staff received more opposition than support.

Other Jurisdiction Comments

The project site is located approximately 0.85 miles north/northeast of the Town of Haymarket. Over the review cycles, courtesy submissions were forwarded to the Town of Haymarket for review and comment. As of the date of this staff report, the Town has not provided specific comments, and staff is not aware of any opposition.

Legal Issues

If the rezoning is approved, the ±81.6-acre project site could be developed as a planned mixed residential community, as proffered, through the PMR zoning district. If the proposal is denied, the site can be utilized through the by-right uses in the A-1 zoning district. Legal issues resulting from the Planning Commission action are appropriately addressed by the County Attorney's Office.

Timing

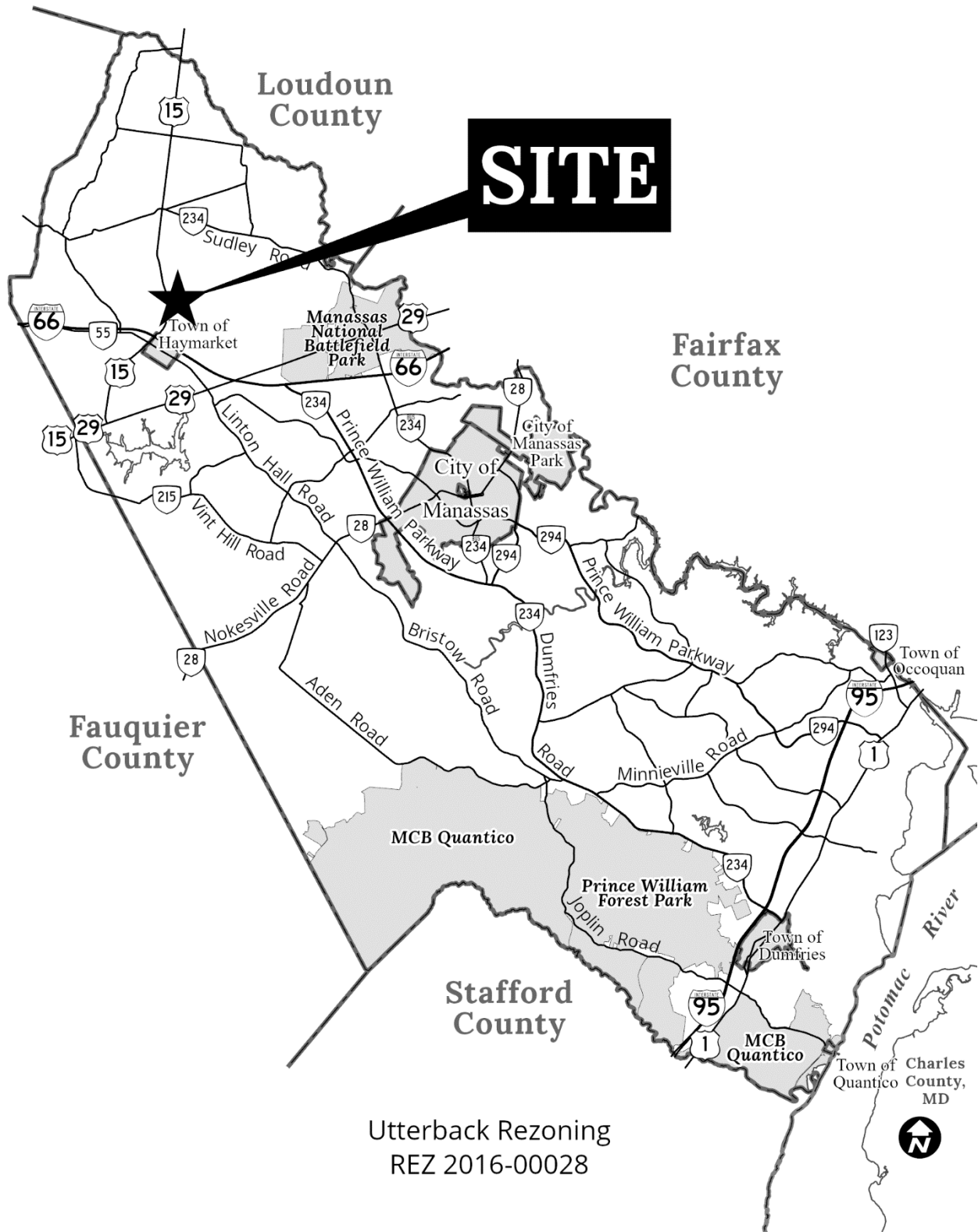
The Planning Commission has until April 26, 2022, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve or deny the rezoning request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

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ATTACHMENTS

Area Maps
Staff Analysis
Master Zoning Plan (MZP)
Landscape Plan
Environmental Constraints Analysis (ECA)
Lightner Road Improvements
Southwestern Regional Pond Enhancement Exhibit
Southeastern Pond Enhancement Exhibit
Design Guidelines
Schools Impact Statement
Historical Commission Resolutions
Planning Commission Resolution



Utterback Rezoning
REZ 2016-00028

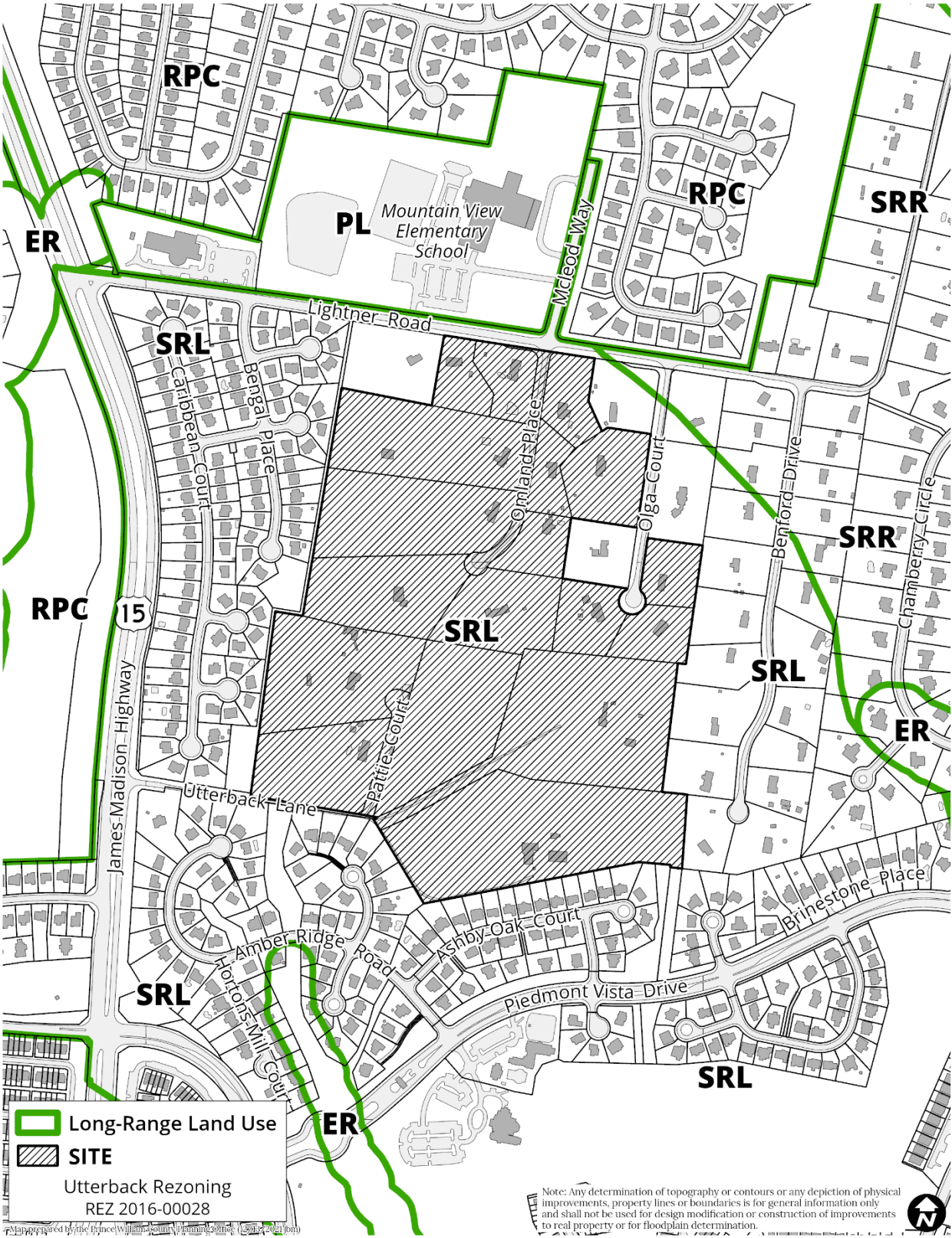


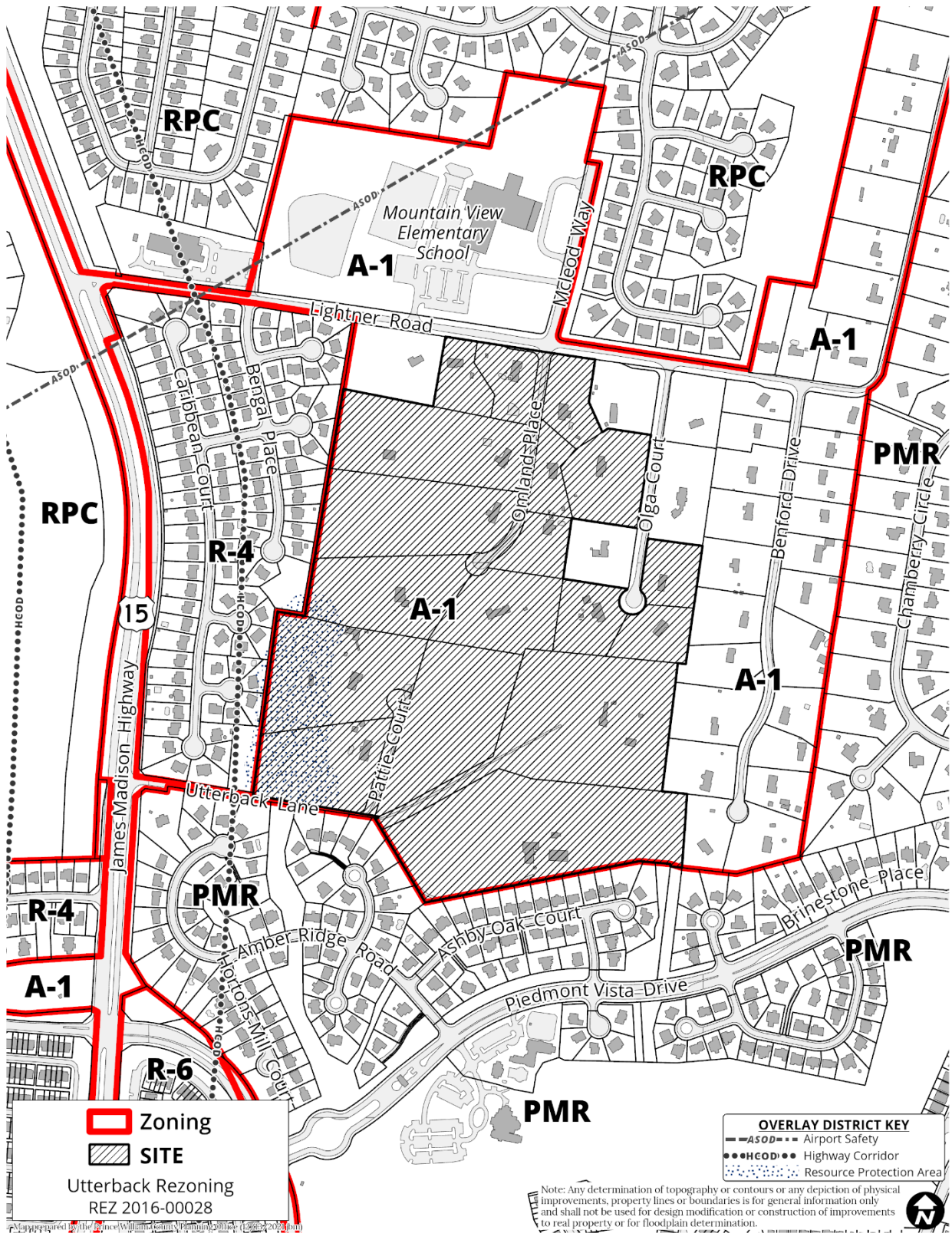
SITE

Utterback Rezoning
REZ 2016-00028

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.







Zoning
SITE
 Utterback Rezoning
 REZ 2016-00028

OVERLAY DISTRICT KEY
 - - - ASOD - - - Airport Safety
 HCOD Highway Corridor
 ○ ○ ○ ○ ○ RPA ○ ○ ○ ○ ○ Resource Protection Area

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.

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

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

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

Part II. Comprehensive Plan Consistency Analysis

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

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Across Lightner Road; Mountain View Elementary School; Single-family detached homes (Dominion Valley County Club) residential development	PL; RPC	A-1; RPC
South	Across Utterback Lane; Single-family detached homes (Piedmont) residential development	SRL	PMR
East	Single-family detached homes (Longlevel Acres and Longlevel Estates) residential developments	SRL; SRR	A-1
West	Single-family detached homes (Westmarket / Hunt Chase) residential development	SRL	R-4

Long-Range Land Use Plan Analysis

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 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.

This site is located within the Development Area of the County, and is designated as SRL, Suburban Residential Low. The following table summarizes the uses and densities intended within the SRL designation as it relates to this project:

Long-Range Land Use Map Designation	Intended Uses and Densities
<p>Suburban Residential Low (SRL)</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>

Proposal’s Strengths

- Land Use & Zoning Compatibility: The proposed rezoning of the subject property from A-1, Agricultural, to PMR, Planned Mixed Residential, as proffered, directly implements the current SRL, Suburban Residential Low, use designation. At an overall gross density of 2.90 units per acre, it falls within the preferred SRL project density range of 1 to 4 units per acre. The proposed project is consistent with the area context and the surrounding residential development, which predominantly consists of single-family detached dwellings.
- Proffered Master Zoning Plan (MZP): As proffered, development of the site shall be in substantial accordance with the MZP, and with more details in the Design Guidelines. The property is being developed as a planned mixed residential community, with a maximum of 237 single-family detached residential dwellings. The MZP denotes an enhanced entrance point, open space areas, landscaping, pedestrian circulation options, internal street layout, and a central park feature, all of which function as part of a cohesive design.

Proposal’s Weaknesses

- Waiver of Requirement for Two Residential Types in PMR District: The Applicant is proposing an exclusively single-family detached residential development, rather than the requirement to have two unit types, as required by the Zoning Ordinance. Although there is a variety of unit styles being offered, they are the same housing unit type (single-family detached – modified reduced setback house and modified village house). Typically, staff prefers to see a variety of housing options for planned mixed residential developments of this size. However, given the area context, its planned use designation, and the collective preference of the surrounding community associations, staff can generally support the Applicant’s proposal for all single-family detached housing on this site.

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

Community Design Plan Analysis

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

As a planned mixed residential community, there is a Master Zoning Plan, Design Guidelines, and associated proffers that will guide the future development of the Utterback Community.

Proposal's Strengths

- **Commitment to MZP and Design Guidelines:** As proffered, the Applicant has committed to substantial conformance for the overall site layout with the Master Zoning Plan (MZP) and community design elements through established Design Guidelines.
- **Proposed Design Guidelines:** For this development, the Applicant has offered "Design Guidelines for the Utterback Community", which provide illustrative and conceptual design information for the overlay site layout, circulation for vehicles and pedestrians, residential lot standards, open space, and landscaping. As proffered, the development shall be in substantial conformance with the Design Guidelines. In addition, there is a proffered provision that any substantial modifications to the Design Guidelines, which must represent an overall improvement to the development quality, must be reviewed and approved by the Planning Director.
- **Defined Entry Point with Boulevard-style Road & Interconnectivity:** As proposed, this community will have a highly designed entrance area greenway, which will be landscaped and provide a clear site line to a central Community Park. The Entryway Area will provide a mixture of hardscape and landscape elements to define the entrance, which will include fencing or columns at key locations, a monument entry sign, possible berming, wildflower meadow or reforestation area, a mixture of ornamental plantings, and crosswalks. Corner Parks and additional greenway connections will also be provided. Much of the perimeter of the project will be surrounded by open space areas. In addition, a pedestrian network of sidewalks and trails will be used to interconnect the internal parks as well as provide external connections.
- **Overall Open Space Area:** For this project, 32.1 percent open space is being provided, which exceeds the 30 percent minimum requirement in the PMR zoning district for such residential developments.

- Homeowners Association: A proffered, a homeowners association (“HOA”) shall be established for the Property that will own, operate, and maintain open space, the median included as part of Street A, common areas, private roads, trails, sidewalks, signage, and other recreation or common facilities established on the Property. The HOA will be granted all necessary authority to enter into agreements with other parties to ensure the ongoing operation and maintenance activities, as needed.
- Provided Open Space & Landscape Plan Features: As proposed, an Entryway Area and Central Greenway are being provided to create an inviting entrance and provide a full north/south pedestrian access way. The centralized Community Park, which the community is being designed around, is provided at the visual terminus of the vehicular portion of the Central Greenway. This will create an effective visual sight line into this multi-purpose open space area. The Entryway Area, Central Greenway, Community Park, Corner Parks, and Community Park South have been oriented to provide easy access for all residents. These parks will provide a variety of passive and active activities, natural and proposed vegetation, and hardscapes to provide a sense of open space variety.

Proposal's Weaknesses

- Implementation & Enforceability of Design Guideline Elements: As currently proposed, much of what is contained in the Design Guidelines are conceptual/illustrative exhibits with accompanying explanations and statements of intent. As such, staff has concerns about the ability to enforce and uphold the specific design quality standards and details. Much of what is being presented by the Applicant is illustrative based, and with less formal commitment to the specific design details. The lack of specifically proffered designs/exhibits and vagueness of some of the design intentions could result in more variability in what may be ultimately developed. For a community like this, staff would prefer a commitment to a higher level of design specificity. Specifically, staff has remaining concerns in regard to such ambiguity about key plan features of the MZP. These features are important and essential to a well-integrated community, and they provide assurance that the community design expectations will be realized.
- Ambiguity for Perimeter Buffering & Preservation of Open Space Areas: As proposed, the emphasis of this development is on providing quality internal open spaces and resident amenities. However, there seems to be less emphasis on perimeter open spaces that form the boundaries with adjoining neighborhoods. In certain instances, there are only small strips between this development and surrounding neighborhoods. On the MZP, it is unclear as to whether certain landscape strip areas will be located within HOA parcels or on private lots. If they are located on private lots, there is no guarantee they will serve their intended function of buffering. The ambiguity of the perimeter buffering and the certainty of its preservation remains a concern for staff.
- Minimal Inter-Community Connections: As proposed and due to the nature of the surrounding street networks with multiple cul-de-sacs and separate ownership entities, there are limited options for additional connections to adjacent communities. Although staff requested other connection opportunities be explored, none came to fruition. As requested

by the Piedmont subdivision to the south and proffered by the Applicant, no trail connection is to be established. In regard to good planning practices, connections to similar uses (i.e., other residential communities) are always encouraged and preferred. Even though the proposed community will be internally well-connected, it will still be rather isolated from other surrounding residential communities. Despite not being fully within the Applicant's control, not connecting the trail and pedestrian network to the Piedmont and Dominion Valley neighborhoods limits overall connectivity with adjacent developments.

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

Cultural Resources Plan Analysis

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

A Phase I Archaeological Survey study entitled "Utterback Assemblage," prepared by Thunderbird Archaeology, dated June 2016, was submitted with the original application. The study made the recommendations to prepare a Phase II evaluation of Site #44PW2014 and avoidance of cemetery Site #44W2015, and preparation of a cemetery boundary delineation prior to site development.

The Historical Commission initially reviewed the application at its August 9, 2016 meeting and had the following recommendation: *Request Phase II evaluation of archaeology site 44PW2014 and Phase III data recovery study, if warranted. Artifacts to be donated to and curated with the County.* When the application was reactivated and amended, the Historical Commission "tabled" review at its October 13, 2020 meeting. At the November 10, 2020 meeting, the Commission's most recent recommendation was as follows: *Cemetery treatment, site 44PW2015, should be in accord with Section 250.110. of the County's Zoning Ordinance. Phase II evaluation and Phase III data recovery study of site 44PW2014. Artifacts to be donated to and curated with the County.*

The various resolutions from the Historical Commission are attached at the end of this report.

In the latest version of the proffers, the Applicant has committed to a 25-foot cemetery buffer, cemetery access via a 15-foot-wide public pedestrian access easement, Phase II evaluation of Site 44PW2014, if warranted Data Recovery of 44PW2014, and curation, as applicable. The County Archaeologist concurs.

Proposal's Strengths

- **Cemetery Buffer:** As proffered, the Applicant shall provide a 25-foot-wide buffer around the cemetery (Site 44PW2015) as shown on the Open Space Plan, subject to appropriate access easement crossing(s) and fencing.
- **Cemetery Access:** As proffered, the Applicant shall provide access to the existing cemetery in accordance with the County's Zoning Ordinance, Section 32-250.110 (Preservation of Existing Cemeteries). The Applicant shall provide a 15-foot-wide public pedestrian access easement for a pedestrian footpath to the cemetery (Site 44PW2015), with final location of the said public pedestrian access easement to be determined at final subdivision plan.
- **Phase II Evaluation of Site 44PW2014:** As proffered, as a condition of site/subdivision plan approval for that portion of the Property that includes and/or is adjacent to Site 44PW2014, which is in the vicinity of the cemetery, the Applicant shall conduct a Phase II archaeological evaluation on areas within Site 44PW2014 that will be disturbed by the proposed development.
- **Curation:** As proffered, the Applicant shall curate with the County, artifacts, field records, laboratory records, photographic records, computerized data, and other historical records the Applicant possesses as recovered from cultural resources investigations. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift.

Proposal's Weaknesses

- None identified.

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

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting, and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The site is predominantly large residential lots with managed turf. There are wooded areas, Resource Protection Area (RPA), jurisdictional wetlands, and 49 specimen trees.

SUBWATERSHED: Bull Run subshed 132
TOTAL SITE AREA / ER AREA: 81.6 acres / 9.8 acres
TREE SAVE AREA: 7.4 acres (10.4% of total site area)
UNDISTURBED ER AREA: 1.26 acres (13% of total ER area)
OPEN SPACE PROVIDED: 26.2 acres (32.1% of total site area)
UNDISTURBED OPEN SPACE: 5.9 acres (7.2% of total site area)
AREA OF DISTURBANCE: 63.2 acres (89.5% of total site area)
REFERENCE FOR RARE, THREATENED, AND ENDANGERED SPECIES: No suitable habitat

SOILS:

No.	Soils name	Slope	Soil category	Erodibility
5C	Arcola-Nestoria complex	7-15%	II	Severe
35B	Manassas silt loam	2-7%	III	Moderate
52B	Sudley-Oatlands complex	2-7%	II	Moderate
52C	Sudley-Oatlands complex	7-15%	II	Severe

An RPA feature is situated at the southwestern corner of the site, which consists of an existing farm pond dating back to the 1950s. This feature appears to be isolated on County Mapper and exists because of the onsite pond. The Applicant proposes improvements to this regional pond within the RPA, including improved functional capacity and enhanced plantings that will result in water quality improvements. Reforestation through an enhanced planting plan is proposed around the perimeter of the pond, along with other associated improvements.

Water Quality

A \$75 per acre (±81.6 acres) monetary contribution to the Board of County Supervisors for water quality monitoring, stream restoration, and/or drainage improvements has been proffered. Such contribution shall be made prior to and as a condition of final site/subdivision plan approval with the amount to be based on the acreage reflected on the plan.

Proposal's Strengths

- Southwestern Regional Pond Upgrade & Restoration: As proffered, in connection with site development, the Applicant shall make improvements to the stormwater management pond located on the southwestern boundary of the Property to convert it from a local to a regional facility, as depicted on the "Regional Pond Enhancement Exhibit," prepared by Dewberry Engineers, Inc., dated September 12, 2021. Said improvements will improve stability of the dam created by Utterback Lane, and provide new outfall for pond water under and through Utterback Lane. These improvements will replace the currently failed outfall, mitigate the potential for dam failure and downstream damage, and increase the capacity of the said Regional Pond to accommodate surrounding properties as well as the Project, and provide additional quality control of stormwater flowing to the Pond.

- Southeastern Pond Enhancement: As proffered, in connection with site development, the Applicant shall make those improvements, including plantings, depicted on the “Pond Enhancement Exhibit,” prepared by Dewberry Engineers, Inc., dated September 12, 2021, for the second stormwater pond, which is located in the southeastern portion of the Property. Enhanced plantings areas are also being proposed.

Proposal’s Weaknesses

- Lack of Consideration for Existing Natural Resources in Site Layout: In the PMR zoning district, open space shall be planned to harmonize with the natural features of the property, and proposed development should be based on existing site conditions. Based on the latest submission, the Environmental Constraints Analysis (ECA) has not been comprehensively used to design the site layout. The following proposed design elements for this project are inconsistent with this requirement:
 - Although the site includes areas of undisturbed open space, the limits of clearing and grading largely correspond to the exterior property boundary, which suggests that the vast majority of the site will be clear-cut. The delineation of such limits of clearing and grading, as currently shown, is not responsive to the site’s existing environmental conditions.
 - Of the 9.8 acres of Environmental Resource features/areas onsite, only 1.26 acres (13% of the total) is proposed to be preserved.
 - Regarding the MZP, the Applicant should show the location of the RPA boundary and more clearly label it.
 - On the Open Space Plan, there appears to be discrepancy with the representation of the existing tree line. As such, the Applicant should show an accurate tree line.
 - The Applicant is proposing several “natural open space” areas that do not meet the Zoning Ordinance definition, but instead include disturbed land excluded from the definition, such as suburban lawns and a large area of non-native, invasive trees.
 - The intent of the DCSM and Zoning Ordinance is to meet the tree cover requirement through preservation of existing tree cover. While 15% of the site contains good quality native forest, less than 6% of the site’s native tree cover is to be preserved.
 - Regarding the “Central Park” feature, it is proposed as “Natural Open Space”, but does not meet the Zoning Ordinance definition of such. The area is a highly disturbed woodland filled with non-native trees and ground cover species. Greater efforts should be made to restore the area to natural, native forest through the eradication of the non-native vegetation and revegetating with native trees, shrubs and ground covers, which will help enhance the park area.

- Lack of Commitment to Tree Preservation Plan: According to the ECA, there are 49 identified specimen trees on the subject site. As proposed, the various tree preservation areas include some of these specimen trees, but many of them will not be preserved. Since these trees are larger/older and for a comprehensive assessment on how these trees can be prioritized and more pro-actively saved, it would be helpful to provide a tree preservation plan in accordance with the minimum standards outlined in the Plant Selection Guide of the DCSM.
 - Although there are areas of undisturbed open space that would theoretically preserve existing vegetation, the physical location of those areas does not correspond to the location of mature vegetation onsite that should be targeted for preservation. Proposing undisturbed open space is favorable, provided it is strategically located in areas with specimen trees and quality vegetation. Such plan, as described above, can be instrumental in achieving effective open space and tree preservation.

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

Fire and Rescue Plan Analysis

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

Fire & Rescue Station #15 (Evergreen) is the first due resource for the project site, which is located approximately 3.1 miles north of the project site. The site is outside of the preferred 4.0-minute travel time for Basic Life Support and Fire Suppression, but is within the required 8.0-minute travel time for Advanced Life Support. In FY 2021, Station #15 responded to 868 incidents, with a workload station capacity of 2,000 incidents per year.

Proposal's Strengths

- Monetary Contribution: As proffered, the Applicant will make a monetary contribution for fire and rescue services of \$1,053 per single-family detached residential unit constructed, which is consistent with the level of service (LOS) policy in effect for land use cases accepted prior to July 1, 2016.
- Inside of 8.0-Minute Travel Time: The site is located within the 8.0-minute travel time for advanced life support services.
- Station Workload: Fiscal Year 2021 figures indicate that Fire and Rescue Station #15 responded to 868 incidents, while the workload capacity is 2,000 incidents per year. As such, it is operating within capacity.

Proposal's Weaknesses

- Outside of 4.0-Minute Travel Time: The site is not located within the preferred 4.0-minute travel time for basic life support and fire suppression services.

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

Housing Plan Analysis

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

For this project, the Applicant has proffered to provide \$250 per unit for the Housing Preservation and Development Fund, which is consistent with the current policy guidance for other similar projects.

Proposal's Strengths

- None identified.

Proposal's Weaknesses

- None identified.

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

Library Plan Analysis

Access to a variety of information is a valuable service provided by the County. The Library Plan sets out policies and action strategies that further the County's goal of providing adequate library facilities and information resources to our residents. The plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility. The 2008 Comprehensive Plan contains levels of service (LOS) standards for libraries. LOS standards for library services are measured by the per capita facility, site, and volume standards, applied to the number of new residences to be developed at a particular site for which a rezoning is sought. Application of these LOS standards have determined that, Countywide, eight (8) new full-service libraries will be needed by the year 2030 to provide adequate public library facilities for current and anticipated future populations.

Proposal's Strengths

- **Monetary Contribution**: The Applicant has proffered a monetary contribution for libraries of \$812 per single-family detached residential unit constructed, which is consistent with the level of service (LOS) policy in effect for land use cases accepted prior to July 1, 2016.

Proposal's Weaknesses

- None identified.

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

Parks, Open Space and Trails Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of park, open space, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space and Trails Plan sets out policies and action strategies that further the County's goal of providing park lands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County. The Plan includes recommendations to preserve

existing protected open space, maintain high quality open space, expand the amount of protected open space within the County, and to plan and implement a comprehensive countywide network of trails.

PARKS AND RECREATION FACILITIES NEAR THE PROJECT AREA

Per the Parks, Recreation & Tourism Chapter, the subject property is located within Park Planning District 2. Parks within the service area of the development include the following:

<u>Park Type</u>	<u>Park Name</u>
Neighborhood	None
Community	None
Regional	Catharpin Recreational Park James S. Long Regional Park Silver Lake Regional Park
Linear/Greenway	Catharpin Greenway corridor
Cultural/Natural Res.	Bushy Park
School/Community Use	Mountain View Elementary School (per Shared Use Agreement)
Trails	Trails within Silver Lake and Long Parks, and along the Catharpin Green

In general, the Department of Parks, Recreation & Tourism (DPRT) feels that the Applicant has not adequately addressed the recreational needs of this development and that the proposed proffers provide minimal clarification regarding the design and layout of the central park and corner green spaces. It is beneficial for the Applicant to consider providing additional pedestrian systems, beyond the internal sidewalks, particularly with the introduction of the recent pandemic and the current increase in people seeking areas to walk within their communities and local parks. Given the level of service metrics for parks and recreation amenities in the project area, DPRT would like to see expanded neighborhood park amenities provided for the residents of this development.

Proposal’s Strengths

- Monetary Contribution: The Applicant has proffered a monetary contribution for parks and recreation of \$5,591 per single-family detached residential unit constructed, which is consistent with the level of service (LOS) policy in effect for land use cases accepted prior to July 1, 2016. As proposed, the total proffered amount is over \$1.3 Million.
- Onsite Community Amenities & Features: As proffered, the Applicant has proposed a central neighborhood park area, smaller green spaces, and an internal network of sidewalks and trails that will serve the community. These are generally indicated in the Design Guidelines.

Proposal Weaknesses

- **Lack of Design Specificity on Community Amenities:** Although the inclusion of onsite amenity areas and pedestrian connections is a strength, there is little detail regarding the actual design and layout of the central neighborhood park area and smaller green spaces, and no clear delineation between an internal trail system and the sidewalk plan. Also, there is no mention of the onsite recreational amenities to be provided – either active or passive. With the number of units proposed, it is suggested that this development include at least two neighborhood park amenities such as a community pavilion and playground, in conjunction with internal trail loops that take advantage of the open spaces on the perimeter of the property. These elements are not specifically proffered, and are more conceptually presented in the Design Guidelines. This lack of detail and clarity about the type and function of onsite amenities is a weakness.

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

Police Plan Analysis

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

At this time, the Police Department does not believe this application will create significant impact on calls for service. During site plan review, the Applicant should focus on the following key areas for the development: landscape maintenance; pedestrian safety/connectivity; onsite parking management; lighting in community areas; and community/area surveillance. Careful consideration should be given to the placement landscaping, as well as any other element that may have the potential for blocking light. Maintain adequate and consistent illumination that enhances natural surveillance. For areas intended to be used at night, ensure that lighting supports visibility. Where lighting is placed at a lower height to support visibility for pedestrians, ensure it is vandal resistant.

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

Proposal's Strengths

- Impacts to Levels of Service: The Police Department does not believe this application will create significant impact on calls for service.

Proposal's Weaknesses

- None identified.

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

Potable Water Plan Analysis

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

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop.

Public water is available from an existing 12-inch water main on Lightner Road, an existing 12-inch water main on Piedmont Vista Drive, and an existing 8-inch stub-out from Bengal Place near the western property boundary, with availability of capacity determined in conjunction with plan submission. The developer will be required to provide a looped supply for increased reliability and water quality. All connections to the public water system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions. The final location and size of the waterline to be extended to the Property will be determined by the hydraulic analysis prepared in connection with final engineering and shall be in accordance with the Prince William County Service Authority USM.

Depending on the final configuration of any proposed on-site water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop the subject property and the above-listed requirements in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

Proposal's Strengths

- Water Connection & Service: As proffered, the Applicant shall plan, design, and construct all onsite and offsite public water utility improvements required to provide the water service demand generated by the development.

Proposal's Weaknesses

- None identified.

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

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the Rural Area.

The subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop.

Public sewer is available from an existing 16-inch gravity sewer main located on the adjacent parcel near the southwest corner of the site, and an existing 8-inch gravity sewer main on the adjacent parcel near the southeast corner of the site at the end of Ashby Oak Court, with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

Grinder pumps in the sanitary sewer system may be required. The Applicant shall plan, design, and construct all on-site and off-site sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Proposal's Strengths

- Sewer Connection & Service: As proffered, the Applicant shall be responsible for all onsite and offsite improvements required to provide the sewer service demand generated by the development.

Proposal's Weaknesses

- None identified.

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

Schools Plan Analysis

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

Based on the most recent submission, the Schools Division provided a School Board Impact Statement, dated November 16, 2021. This entire document is attached at the end of this report. For reference purposes, such student generation, enrollment, capacity, Capital Improvements Program (CIP) projects information is provided below, as applicable.

Proposed Residential Rezoning (number of units)		Student Generation for Proposed Rezoning																					
<table border="1"> <thead> <tr> <th colspan="2">Housing Units Proposed</th> </tr> </thead> <tbody> <tr> <td>Single-Family</td> <td>237</td> </tr> <tr> <td>Townhouse</td> <td>0</td> </tr> <tr> <td>Multi-family</td> <td>0</td> </tr> <tr> <td>Total</td> <td>237</td> </tr> </tbody> </table>		Housing Units Proposed		Single-Family	237	Townhouse	0	Multi-family	0	Total	237	<table border="1"> <thead> <tr> <th colspan="2">Students Generated</th> </tr> </thead> <tbody> <tr> <td>Elementary</td> <td>65</td> </tr> <tr> <td>Middle</td> <td>38</td> </tr> <tr> <td>High</td> <td>54</td> </tr> <tr> <td>Total</td> <td>157</td> </tr> </tbody> </table>		Students Generated		Elementary	65	Middle	38	High	54	Total	157
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Elementary	65																						
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High	54																						
Total	157																						

Developer Proposed Mitigation

The developer's most recent Proffer Statement, dated January 12, 2022, indicates a monetary contribution of \$20,694 per single-family unit. Monetary proffers will generate approximately \$4,904,478.

Countywide Current and Projected Student Enrollment & Capacity Utilization											
School Level	Available Space		2021-22			2025-26			2030-31		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	43,249	74	38,734	4,515	89.6%	40,118	2,935	93.2%	41,740	1,313	96.9%
Middle School ¹	22,282	46	20,625	1,658	92.6%	21,805	459	97.9%	21,832	432	98.1%
High School	28,754	67	28,772	-16	100.1%	30,136	-1,382	104.8%	31,609	-2,855	109.9%

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

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

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

School Level	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Mountain View ES	---	721	0	474	247	65.7%	305	416	42.3%	304	417	42.2%
Bull Run MS ¹	---	1,153	0	1,104	49	95.8%	1,126	27	97.7%	1,050	103	91.1%
Battlefield HS	2,053	---	21	2,530	-477	123.2%	1,754	299	85.4%	1,489	564	72.5%

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

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

School Level	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Mountain View ES	---	721	0	474	247	65.7%	370	351	51.3%	369	352	51.2%
Bull Run MS ¹	---	1,153	0	1,104	49	95.8%	1,164	-11	100.9%	1,088	103	94.3%
Battlefield HS	2,053	---	21	2,530	-477	123.2%	1,808	245	88.0%	1,543	564	75.1%

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

School Board Comments and Concerns

- Projected enrollment at the assigned schools at all levels have capacity for the proposed generated students.
- Current enrollment at the assigned elementary school and middle school have existing capacity.
- Projections (2025) for the assigned high school show available capacity with the opening of Gainesville High School in 2021.
- The Applicant has proffered approximately \$4,904,478 to help mitigate the additional students generated by this application.
- For these reasons, the School Board is not opposed to the subject application.

Proposal's Strengths

- **Adequate Capacity at Impacted Schools:** Projected enrollment at the assigned schools for this development at all levels have capacity for the proposed generated students. Current enrollment at the assigned elementary school and middle school has existing capacity. Projections (2025) for the assigned high school show available capacity with the opening of Gainesville High School in 2021.
- **Monetary Contribution:** The Applicant has proffered a monetary contribution for schools of \$20,694 per single-family detached residential unit constructed, which is consistent with the level of service (LOS) policy in effect for land use cases accepted prior to July 1, 2016.
- **Coordination with Schools Division on Pedestrian Connectivity:** As proffered, the Applicant shall coordinate, and use its best good faith efforts, with the Prince William County School Division to obtain the use of a portion of the aforesaid Monetary Contribution for the construction of sidewalks and other related improvements to ensure safe pedestrian access from Route 15 on the south side of the Mountain View Elementary School and the north side of Lightner Road to said elementary school.
 - While the intent is positive, staff has policy concerns about this proffer as it is written and the appropriateness for a Schools LOS monetary contribution (intended to offset capacity in their facilities) to be used to construct sidewalks for a school that is across the street from the project site.

Proposal's Weaknesses

- None identified.

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

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "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.

A Traffic Impact Study (TIS) by Gorove/Slade Associates, Inc. was submitted with the application. The TIS that was submitted with the original application package was dated June 17, 2016. Due to the project being inactive/on-hold for 4 years, a revised TIS was submitted with the amended application package, and is dated August 24, 2020. The revised TIS assumed that the proposed development would consist of approximately 240 single-family detached-homes, which is anticipated to be built-out by 2027. To be conservative in the analysis of future conditions, the study assessed a development program containing 8 additional units, and includes 248 units.

Primary access to the development will be provided by a single full movement, unsignalized intersection on Lightner Road via existing Omland Place. As stated in the TIS, site development is targeted for 2027.

According to the TIS, the proposed development is anticipated to generate 181 AM peak hour trips, 243 PM peak hour trips, and 2,505 trips on a weekday. Based on the capacity and queuing analyses, the proposed development is not anticipated to have a detrimental impact to the surrounding transportation roadway network, assuming that all planned design and proposed roadway recommendations in the TIS are implemented.

The following summary table provides the latest Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

Roadway Name	Number of Lanes	2020 VDOT Annual Average Daily Traffic Count	Travel Demand Model 2015 Daily LOS
Lightner Road	2	2,800	B
Omland Place	2	50	N/A
Olga Court	2	45	N/A

The following DCSM Transportation waivers has been submitted by the Applicant, and reviewed and approved by staff:

- WAI2022-00066 Utterback Property: DCSM 601.04 C and 610.06
 - Waiver for requirement that all single-family detached lots have frontage on and access to state-maintained streets or streets approved and bonded to be constructed to a standard acceptable for addition to the State street system.
- WAI2022-00067 Utterback Property: DCSM 650.05
 - Waiver for requirement that street development to be in accordance with development standards set forth on the RM-2 typical section. RM-2 is an undivided street section for a two-way residential street.

- WAI2022-00068 Utterback Property: DCSM 602.07 B
 - Waiver of requirement that a distance of 200 feet shall be maintained between centerlines of local street intersections.
- WAI2022-00069 Utterback Property: DCSM 602.07 C
 - Waiver of requirement that all streets designed to carry traffic volume up to 1,000 VPD (vehicles per day) shall intersect at right angles for a minimum tangent distance of 100 feet.
- WAI2022-00070 Utterback Property: DCSM 601.04 C
 - Waiver of requirement that all single-family detached lots shall have frontage on and access to state-maintained streets or streets approved and bonded to be constructed to a standard acceptable for addition to the State street system.

Proposal's Strengths

- Monetary Contribution: The Applicant has proffered a monetary contribution for transportation of \$16,780 per single-family detached residential unit constructed, which is consistent with the level of service (LOS) policy in effect for land use cases accepted prior to July 1, 2016.
- Proffered Lightner Road Improvements
 - The Applicant shall design and construct the turn lane, sidewalk, and crosswalk improvements to Lightner Road as depicted on the exhibit entitled "Utterback – Lightner Road Improvements," prepared by Dewberry Engineers, Inc., dated June 10, 2020, last revised November 4, 2021, subject to obtaining all necessary County Transportation and VDOT approvals. If right-of-way is obtained for this right-turn lane, whether by purchase or by eminent domain, and all of the improvements are approved by the appropriate authorities, the Applicant shall show the final location and design of such improvements on the first site/subdivision plan for the Property (or on a separate public improvements plan to be submitted concurrently), and said improvements shall be completed by the Applicant prior to and as a condition of the issuance of an occupancy permit for the 50th residential unit constructed.
 - The Applicant shall make improvements to Lightner Road at the intersection of McLeod Way and the entrance to the Project. The Applicant shall show such improvements on the first site/subdivision plan for the Property (or on a separate public improvements plan to be submitted concurrently), and said improvements shall be completed by the Applicant prior to and as a condition of the issuance of an occupancy permit for the 50th residential unit constructed.
- Eminent Domain for Public Improvements: As proffered, in the event the Applicant is unable to acquire off-site right-of-way required to construct the public improvements required for utilities, utility relocation, access, road improvements, turn lanes, and/or regional

stormwater management facilities, the Applicant shall request the County to acquire the necessary right-of-way and easements by means of its condemnation powers, at Applicant's expense. Applicant's request shall be in writing and shall comply in all respects with the County's Eminent Domain Policy.

- Pedestrian Circulation: To create a walkable community that encourages residents to enjoy the open space areas, a combination of sidewalks and trails have been proposed that link all of the open space areas and are within a 5-minute walking time for all residents. External pedestrian connections have also been provided to Lightner Road. The sidewalk connection provided to Lightner Road will provide convenient access to Mountain View Elementary School. The Applicant will continue to coordinate with Prince William County Schools to ensure safe pedestrian access from Route 15 on the south side of the Mountain View Elementary School and the north side of Lightner Road to the school.

Proposal's Weaknesses

- Limited to One Immediate Point of Access: As currently proposed, there is one primary access point into the development on Lightner Road. This is based on existing surrounding conditions and limited options for an immediate secondary connection. However, as proffered, the Applicant will construct a second point of access to Olga Court as depicted on the MZP prior to the issuance of the final Occupancy Permit for the Project if (a) the existing restrictive covenants applicable to Olga Court have been appropriately amended or dissolved, and (b) Olga Court has been accepted into the Secondary System of State Highways. Although there is a proffered commitment to pursue a secondary access point onto Olga Court, the timeline and implementing details are uncertain at this time. It is preferred to have at least two points of access at an earlier timeframe in the build-out.

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

Materially Relevant Issues

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

- None identified.

Proffer Issues / Deficiencies

- Proffer 23. Coordination with the School Division – The Applicant shall coordinate, and use its best good faith efforts, with the Prince William County School Division to obtain the use of a portion of the aforesaid Monetary Contribution for the construction of sidewalks and other related improvements to ensure safe pedestrian access from Route 15 on the south side of the Mountain View Elementary School and the north side of Lightner Road to said elementary school.
 - While the intent is positive, staff has policy concerns about this proffer, as written, and the appropriateness for a Schools LOS monetary contribution (intended to offset capacity in their facilities) to be used to construct sidewalks for a school that is across the street from the project site.
 - Based on the 2016 LOS monetary contribution policy for Schools, the contributions were necessary to mitigate a project's impact on infrastructure by paying its pro-rata share of the classroom space necessary to accommodate the additional students generated. In this case, there appears to be a reasonable relationship between the project and pedestrian access to the school across the street, which will serve the project's residents, and who will likely rely on those pedestrian improvements. As such, a commitment to offsite sidewalks would be an appropriate mitigation and a meaningful public benefit that staff could support. However, any such commitment should not be at the expense of the mitigation originally intended by the 2016 LOS monetary contribution policy for Schools, which is a mitigation expected of all residential applications. Rather, such commitment should be a separate proffer that is separate and distinct from the Schools contribution. Staff will continue to work with the Applicant to refine the above proffer.

Modifications / Waivers

The following waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM are being requested and are incorporated into the proffers for this rezoning request. The waivers and modifications are as noted in the MZP and as follows:

Proffer 26. Waivers and modifications – Pursuant to Section 32.700.25 of the Zoning Ordinance, approval of the subject rezoning shall constitute a waiver/modification of the following:

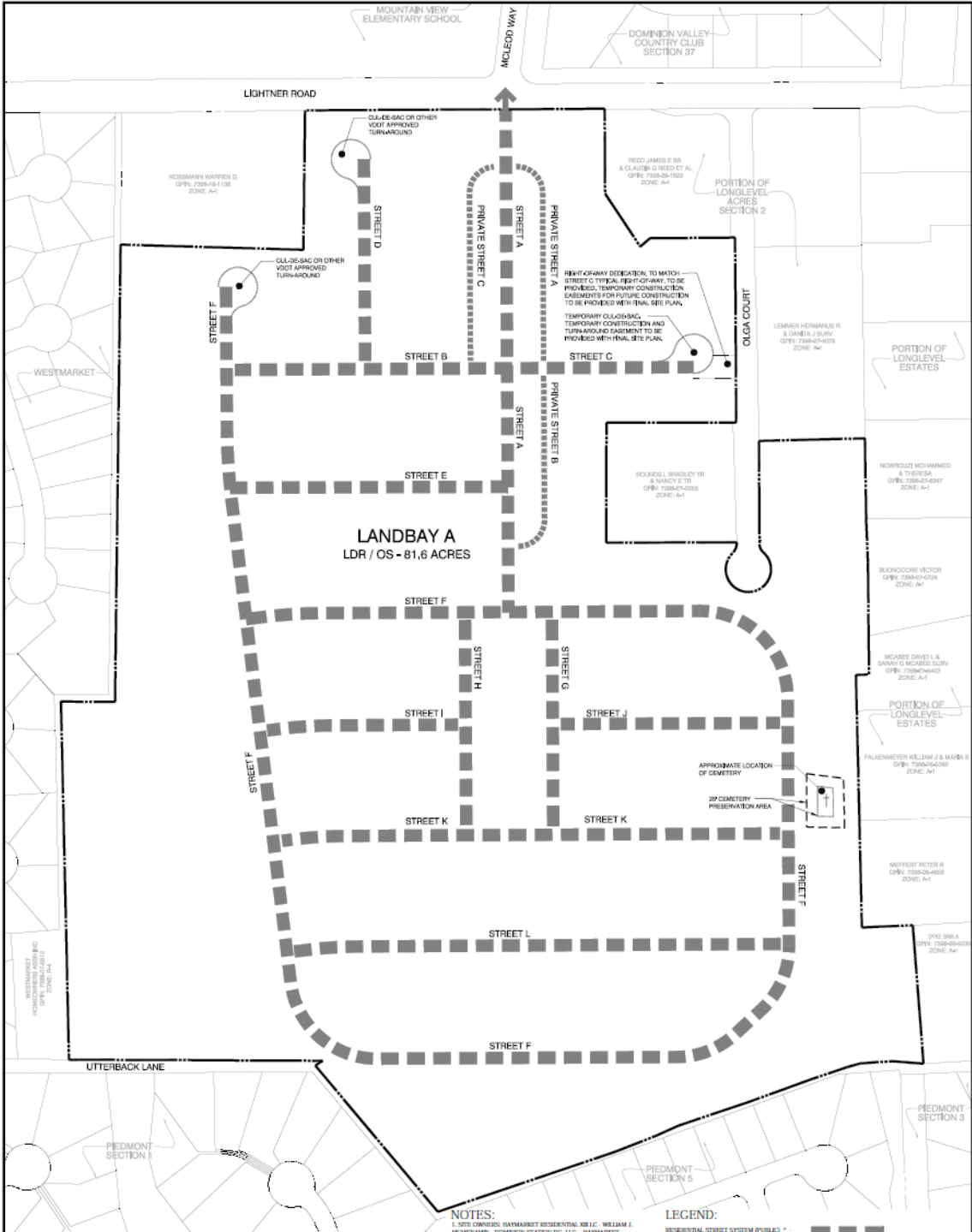
- a. Modification of Section 32-305.02, to permit a Modified Reduced Setback House and Modified Village House in accordance with the Design Guidelines.
 - *Staff supports, as submitted. The only development standard being modified is the allowable building height for the Modified Reduced Setback House and Modified Village House styles that are being proposed. As proposed, the requested height increase is from 35 feet to 40 feet. In order to deliver the intended housing product and for a cohesive design, staff has no objections to this request.*

- b. Waiver of Section 32-306.10.1(b) of the Zoning Ordinance to allow two unit types within the PMR District.
- *Staff does not fully support. The Applicant is proposing an exclusively single-family detached residential development. Although there is a variety of unit styles being offered, they are the same housing unit type – single-family detached. Typically, staff prefers to see a variety of housing options for planned mixed residential developments of this size. However, given the area context, its planned use designation, and the collective preference of the surrounding community associations, staff can generally support and all single-family housing product for this project, as proposed.*
- c. Waiver of Section 32-306.21 of the Zoning Ordinance to allow the elimination of the nonresidential secondary use requirement within the PMR District.
- *Staff supports, as submitted. Given the area context and surrounding uses, an all-residential development can be appropriate for this project. In addition to the residential units, there are considerable open space and landscape areas that create a sense of place and add design aesthetics for the proposed planned community.*

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



LANDBAY TABLE:

LANDBAY	GROSS ACRES	ZONING DESIGNATION (LANDBAY DESIGNATION)	MAXIMUM DEVELOPMENT DWELLING UNITS (DU)	LAND USE PERMITTED
A	81.6	PWR (LDR / OS)	237 DU	SINGLE FAMILY DETACHED / OPEN SPACE
PLANNED MIXED RESIDENTIAL (PWR) AREA	81.6		MAXIMUM DWELLING UNITS	237 DU

* * MODIFIED VILLAGE HOUSE OR REDUCED SETBACK HOUSE PER APPROVED UTTERBACK COMMUNITY DESIGN GUIDELINES

NOTES:

1. SITE OWNERS: HAYMARKET RESIDENTIAL, III LLC; WILLIAM J. MCKENNA; DOMINION STATION DC, LLC; HAYMARKET RESIDENTIAL IV LLC; HAYMARKET RESIDENTIAL V LLC; HAYMARKET RESIDENTIAL VI LLC; HAYMARKET RESIDENTIAL VII LLC; HAYMARKET RESIDENTIAL VIII LLC; HAYMARKET RESIDENTIAL IX LLC; HAYMARKET RESIDENTIAL X LLC; HAYMARKET RESIDENTIAL XI LLC; HAYMARKET RESIDENTIAL XII LLC; MICHAEL R & TRIVISHA SURY, SURY; HAYMARKET RESIDENTIAL V LLC; HAYMARKET RESIDENTIAL VI LLC; HAYMARKET RESIDENTIAL VII LLC; HAYMARKET RESIDENTIAL VIII LLC; HAYMARKET RESIDENTIAL IX LLC; HAYMARKET RESIDENTIAL X LLC; HAYMARKET RESIDENTIAL XI LLC; HAYMARKET RESIDENTIAL XII LLC.
2. APPLICANT: HAYMARKET RESIDENTIAL LLC
3. CPN# 44 - 7398-16-0336, 7398-16-0332, 7398-16-2402, 7398-17-1471, 7398-17-0333, 7398-06-0208, 7398-06-7803, 7398-16-7973, 7398-16-3682, 7398-16-0866, 7398-17-0727, 7398-27-0626, 7398-16-8778, 7398-27-0315, 7398-27-0346, 7398-17-7553, 7398-17-7393, 7398-27-0548, 7398-18-8726, 7398-17-7299
4. SITE AREA - 17.81 ACRES
5. EXISTING ZONING - A-1 (AGRICULTURAL)
6. PROPOSED ZONING - PWR (PLANNED MIXED RESIDENTIAL)
7. LANDBAY AREAS ARE PROVIDED BY GROSS ACRES AND MAY INCLUDE FLOODPLAIN, RVA, EAPMENTS, POSSIBLE RIGHT OF WAY DEDICATION AREA, ETC.
8. BACKGROUND INFORMATION AND DATA COURTESY OF PRINCE WILLIAM COUNTY GIS DATA 2015

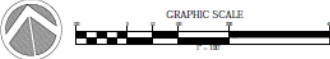
LEGEND:

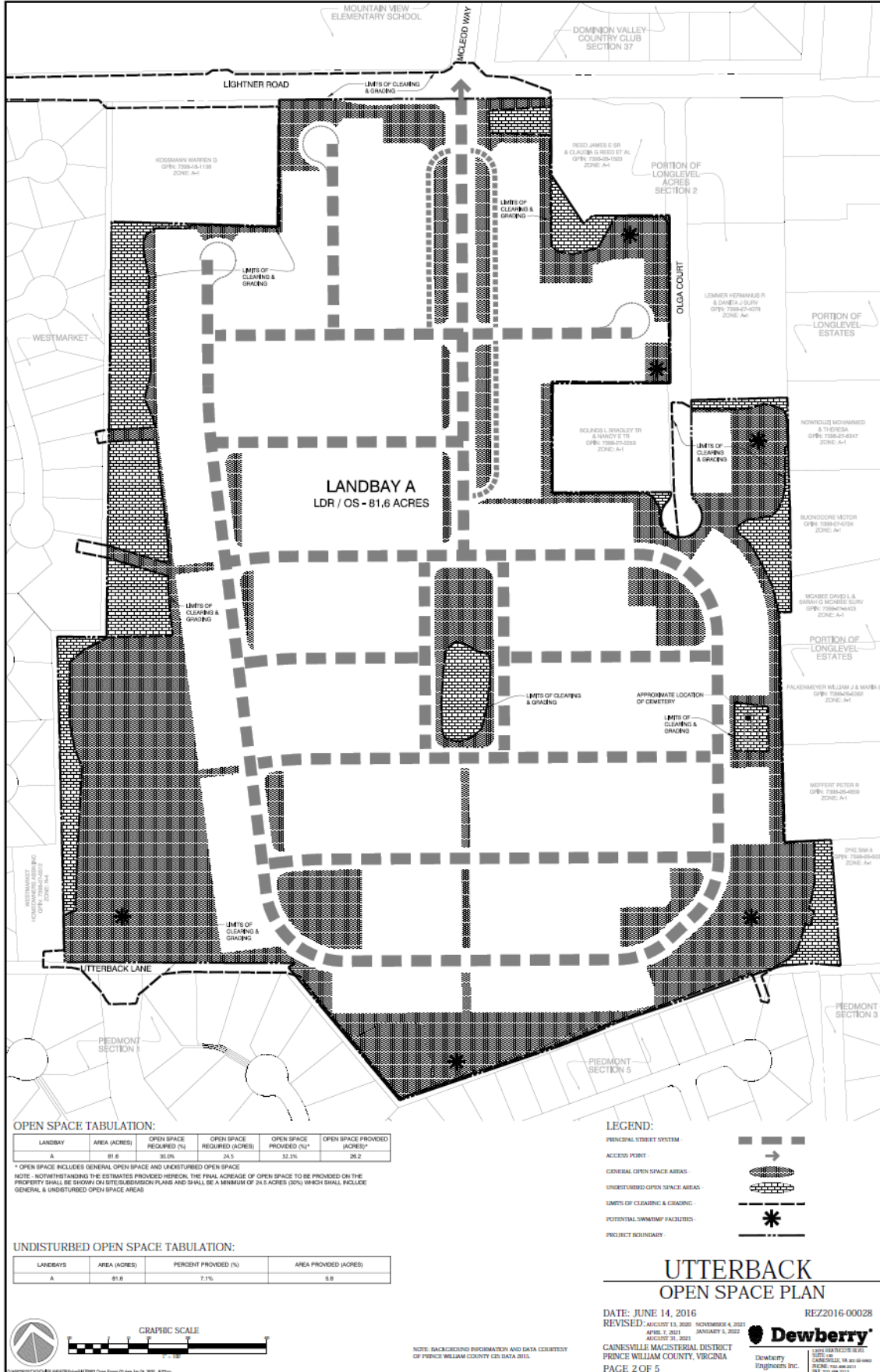
- RESIDENTIAL STREET SYSTEM (PUBLIC) * - [Symbol]
- PRIVATE ACCESS STREET * - [Symbol]
- ACCESS POINT * - [Symbol]
- PROJECT BOUNDARY - [Symbol]
- * - FINAL LOCATION AND ALIGNMENT TO BE DETERMINED WITH FINAL ENGINEERING

UTTERBACK LAND USE PLAN

DATE: JUNE 14, 2016 REVISED: AUGUST 13, 2020; NOVEMBER 4, 2021; APRIL 7, 2022; AUGUST 29, 2022
 GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA
 PAGE 1 OF 5

REV2016-00028
 Dewberry Engineers Inc.





OPEN SPACE TABULATION:

LANDBAY	AREA (ACRES)	OPEN SPACE REQUIRED (%)	OPEN SPACE REQUIRED (ACRES)	OPEN SPACE PROVIDED (%)	OPEN SPACE PROVIDED (ACRES)*
A	81.6	30.0%	24.5	12.2%	26.2

* OPEN SPACE INCLUDES GENERAL OPEN SPACE AND UNDISTURBED OPEN SPACE
 NOTE - NOTWITHSTANDING THE ESTIMATES PROVIDED HEREON, THE FINAL ACREAGE OF OPEN SPACE TO BE PROVIDED ON THE PROPERTY SHALL BE SHOWN ON SITE SUBDIVISION PLANS AND SHALL BE A MINIMUM OF 24.5 ACRES (30%) WHICH SHALL INCLUDE GENERAL & UNDISTURBED OPEN SPACE AREAS

UNDISTURBED OPEN SPACE TABULATION:

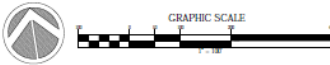
LANDBAYS	AREA (ACRES)	PERCENT PROVIDED (%)	AREA PROVIDED (ACRES)
A	81.6	7.1%	5.8

LEGEND:

- PRINCIPAL STREET SYSTEM
- ACCESS POINT
- GENERAL OPEN SPACE AREAS
- UNDISTURBED OPEN SPACE AREAS
- LIMITS OF CLEARING & GRADING
- POTENTIAL SWAMP FACILITIES
- PROJECT BOUNDARY

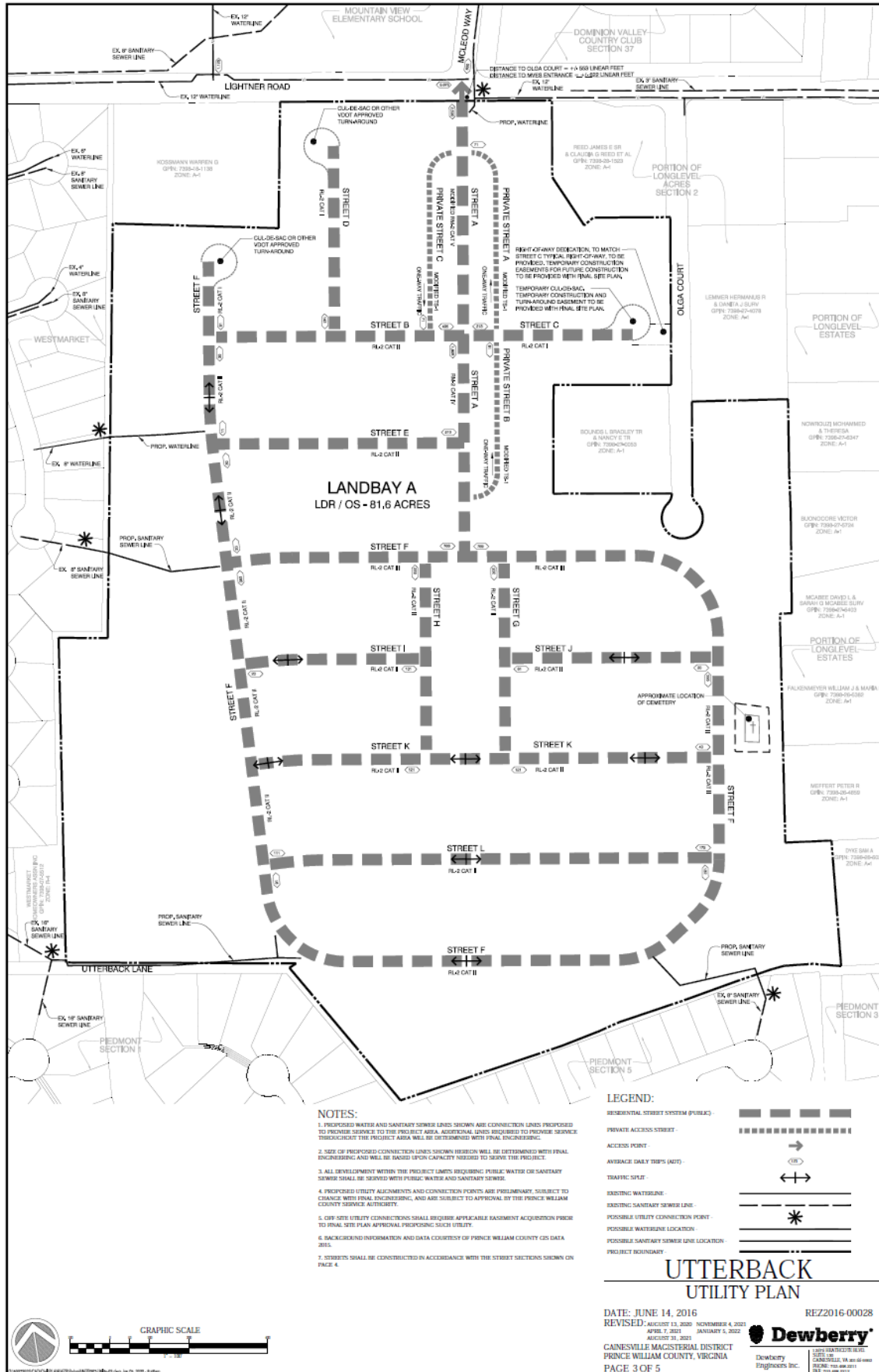
**UTTERBACK
OPEN SPACE PLAN**

DATE: JUNE 14, 2016
 REVISED: AUGUST 13, 2020; NOVEMBER 4, 2021; JANUARY 5, 2022; APRIL 7, 2022; AUGUST 31, 2022
 REZ2016-00028
Dewberry
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 PAGE 2 OF 5



NOTE: BACKGROUND INFORMATION AND DATA COURTESY OF PRINCE WILLIAM COUNTY GIS DATA 2015.

Master Zoning Plan (MZP)



NOTES:

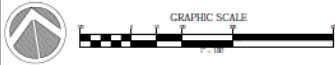
1. PROPOSED WATER AND SANITARY SEWER LINES SHOWN ARE CONNECTION LINES PROPOSED TO PROVIDE SERVICE TO THE PROJECT AREA. ADDITIONAL LINES REQUIRED TO PROVIDE SERVICE THROUGHOUT THE PROJECT AREA WILL BE DETERMINED WITH FINAL ENGINEERING.
2. SIZE OF PROPOSED CONNECTION LINES SHOWN HEREIN WILL BE DETERMINED WITH FINAL ENGINEERING AND WILL BE BASED UPON CAPACITY NEEDED TO SERVE THE PROJECT.
3. ALL DEVELOPMENT WITHIN THE PROJECT LIMITS REQUIRING PUBLIC WATER OR SANITARY SERVICE SHALL BE SERVED WITH PUBLIC WATER AND SANITARY SERVICE.
4. PROPOSED UTILITY ALIGNMENTS AND CONNECTION POINTS ARE PRELIMINARY, SUBJECT TO CHANGE WITH FINAL ENGINEERING, AND ARE SUBJECT TO APPROVAL BY THE PRINCE WILLIAM COUNTY SERVICE AGENCIES.
5. OFF-SITE UTILITY CONNECTIONS SHALL REQUIRE APPLICABLE EASEMENT ACQUISITION PRIOR TO FINAL SITE PLAN APPROVAL. PROPOSED SUEX UTILITY.
6. BACKGROUND INFORMATION AND DATA COURTESY OF PRINCE WILLIAM COUNTY GIS DATA 2015.
7. STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STREET SECTIONS SHOWN ON PAGE 4.

LEGEND:

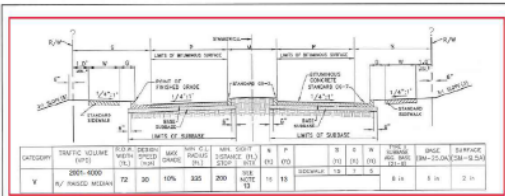
- RESIDENTIAL STREET SYSTEM (PUBLIC)
- PRIVATE ACCESS STREET
- ACCESS POINT
- AVERAGE DAILY TRIPS (ADT)
- TRAFFIC SPLIT
- EXISTING WATERLINE
- EXISTING SANITARY SEWER LINE
- POSSIBLE UTILITY CONSTRUCTION POINT
- POSSIBLE WATERLINE LOCATION
- POSSIBLE SANITARY SEWER LINE LOCATION
- PROJECT BOUNDARY

**UTTERBACK
UTILITY PLAN**

DATE: JUNE 14, 2016 REZ2016-00028
 REVISED: AUGUST 13, 2020 NOVEMBER 4, 2022
 APRIL 7, 2021 JANUARY 5, 2022
 AUGUST 31, 2021
 GAINESVILLE MACSISTRAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 PAGE 3 OF 5



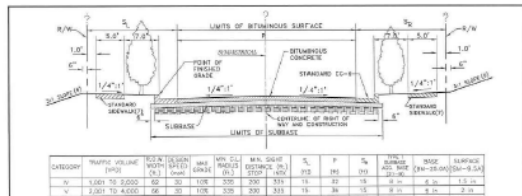
MODIFIED RM-2 STREET SECTION (PUBLIC):



- GENERAL NOTES:**
- This typical cross section shall be used in all subdivisions considered as urban/suburban (subdivisions where average lot size is less than one (1) acre).
 - Standard bondings required as indicated.
 - Stone retaining shall extend under the curb and gutter a minimum of six inches (6 in.) beyond the back of curb. The stone thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four inches (4 in.) whichever is greater.
 - Retention in intersections, where permitted, shall occur at intersections only and to the next lower or higher category only.
 - Category 1: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 2: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 3: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 4: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 5: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 6: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 7: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 8: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 9: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 10: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 11: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 12: Right-of-way shall be provided in accordance with Section 802.04.

Detail No.	650.05	RM-2		COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR RESIDENTIAL MINOR COLLECTOR STREETS WITHOUT AND GUTTER	DATE: 11/20/14
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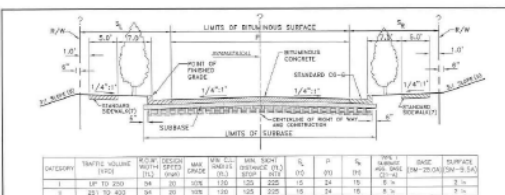
RM-2 STREET SECTION (PUBLIC):



- GENERAL NOTES:**
- This typical cross section shall be used in all subdivisions considered as urban/suburban (subdivisions where average lot size is less than one (1) acre).
 - Standard bondings required as indicated.
 - Stone retaining shall extend under the curb and gutter a minimum of six inches (6 in.) beyond the back of curb. The stone thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four inches (4 in.) whichever is greater.
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 - Category 10: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 11: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 12: Right-of-way shall be provided in accordance with Section 802.04.

Detail No.	650.05	RM-2		COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR RESIDENTIAL MINOR COLLECTOR STREETS WITHOUT AND GUTTER	DATE: 11/20/14
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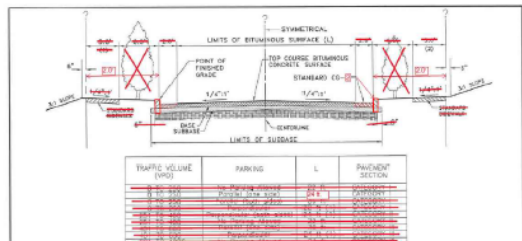
RL-2 STREET SECTION (PUBLIC):



- GENERAL NOTES:**
- This typical cross section shall be used in all subdivisions considered as urban/suburban (subdivisions where average lot size is less than one (1) acre).
 - Standard bondings required as indicated.
 - Stone retaining shall extend under the curb and gutter a minimum of six inches (6 in.) beyond the back of curb. The stone thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four inches (4 in.) whichever is greater.
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 - Category 3: Right-of-way shall be provided in accordance with Section 802.04.
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 - Category 10: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 11: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 12: Right-of-way shall be provided in accordance with Section 802.04.

Detail No.	650.04	RL-2		COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR RESIDENTIAL LOCAL STREETS WITHOUT AND GUTTER (PAVED TRAFFIC)	DATE: 11/20/14
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MODIFIED TS-1 STREET SECTION (PRIVATE):



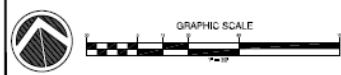
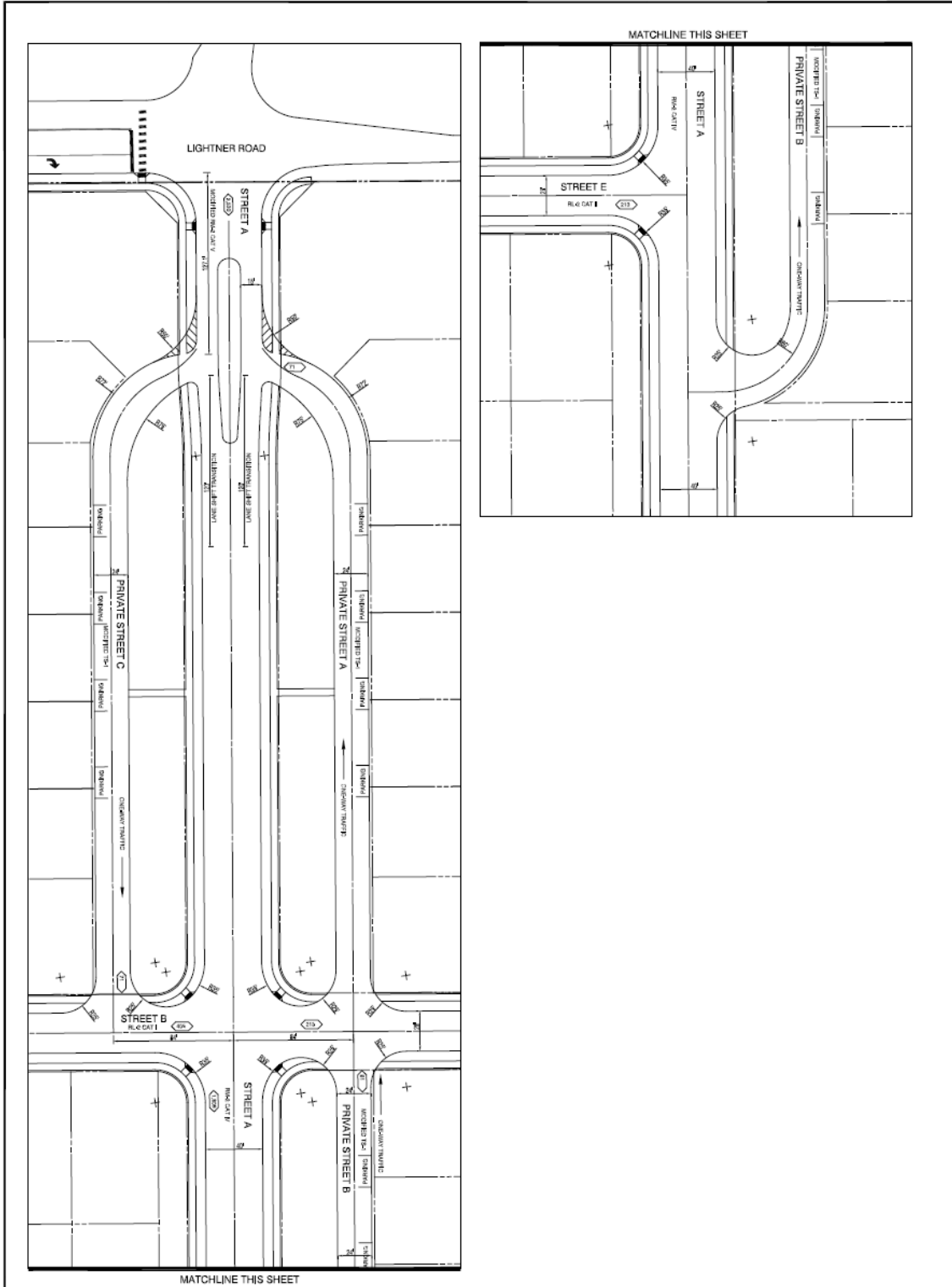
- GENERAL NOTES:**
- This typical cross section shall be used in all subdivisions considered as urban/suburban (subdivisions where average lot size is less than one (1) acre).
 - Standard bondings required as indicated.
 - Stone retaining shall extend under the curb and gutter a minimum of six inches (6 in.) beyond the back of curb. The stone thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four inches (4 in.) whichever is greater.
 - Retention in intersections, where permitted, shall occur at intersections only and to the next lower or higher category only.
 - Category 1: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 2: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 3: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 4: Right-of-way shall be provided in accordance with Section 802.04.
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 - Category 7: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 8: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 9: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 10: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 11: Right-of-way shall be provided in accordance with Section 802.04.
 - Category 12: Right-of-way shall be provided in accordance with Section 802.04.

Detail No.	650.06	TS-1		COUNTY OF PRINCE WILLIAM VIRGINIA	FINAL STANDARD FOR RESIDENTIAL LOCAL STREETS WITHOUT AND GUTTER (PAVED TRAFFIC)	DATE: 11/20/14
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UTTERBACK STREET SECTIONS

DATE: JUNE 14, 2016 REZ2016-00028
 REVISED: AUGUST 13, 2020 NOVEMBER 4, 2021
 APRIL 7, 2022 JANUARY 5, 2022
 AUGUST 31, 2021

 GAINESVILLE MACISTERAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 PAGE 4 OF 5
 Dewberry
 Engineers, Inc.
 11000 WOODBURN DRIVE
 SUITE 100
 CHARLESTON, VA 22026
 PHONE: 703.686.2521
 FAX: 703.686.2571



**UTTERBACK
GEOMETRIC PLAN**

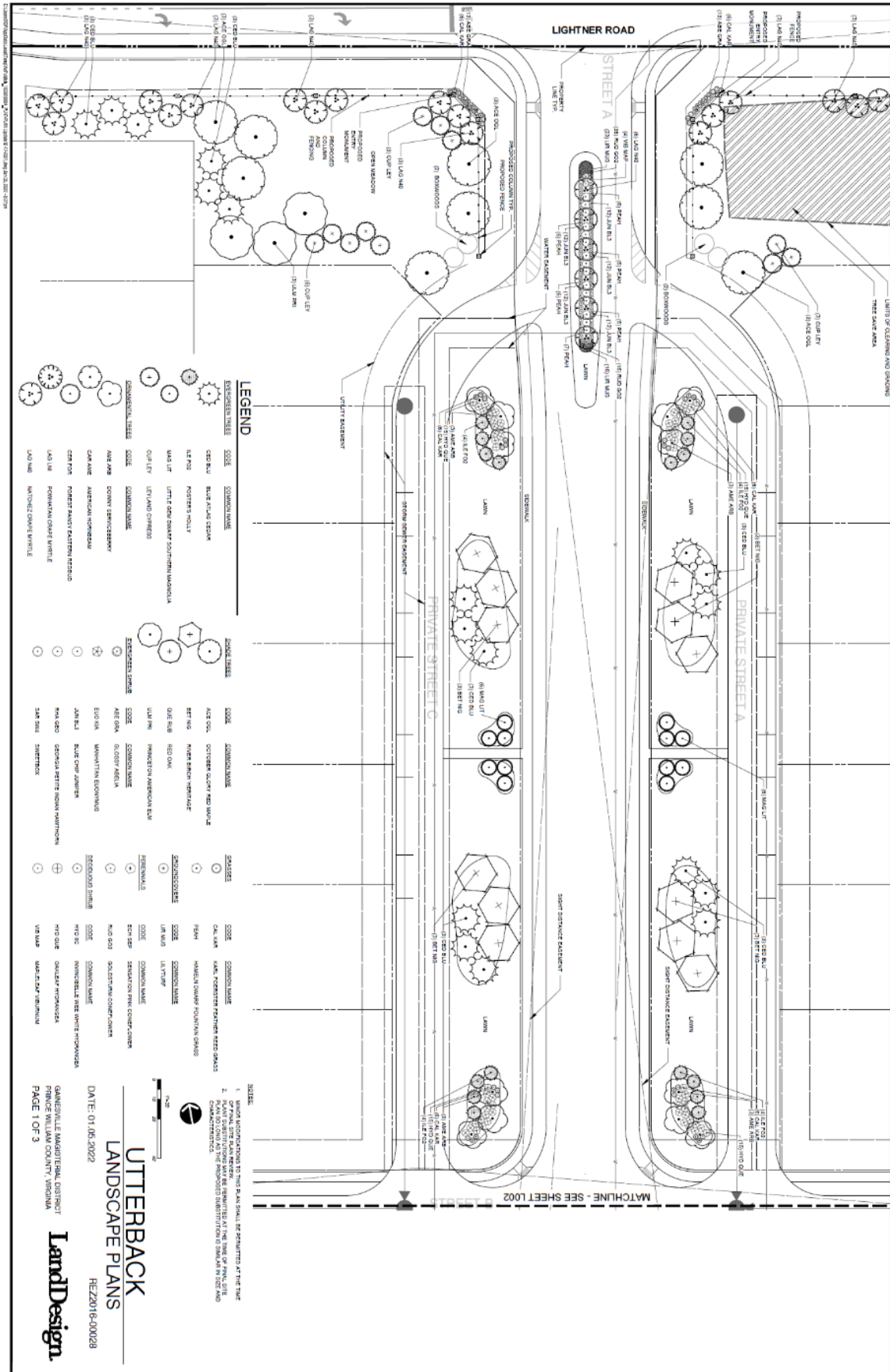
DATE: JUNE 14, 2016 REZ2016-00028
 REVISED: AUGUST 13, 2013 NOVEMBER 4, 2011
 APRIL 1, 2011 JANUARY 5, 2012
 AUGUST 31, 2011

Dewberry
 Engineers, Inc.

GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 PAGE 5 OF 5

UTTERBACK GEOMETRIC PLAN
 2016.06.14
 10:00 AM
 10/20/2016
 10:00 AM
 10/20/2016

Landscape Plan



LEGEND

SYMBOL	CODE	COMMON NAME	SYMBOL	CODE	COMMON NAME	SYMBOL	CODE	COMMON NAME	SYMBOL	CODE	COMMON NAME
	CEB BU	BALD ATHLETIC CEDAR		ACE DO	SOUTHERN OAK WOOD MAULE		OSG DO	OSG DO		LAO W	LAO W
	LAO W	LAO W		RED OAK	RED OAK		LAO W	LAO W		LAO W	LAO W
	LAO W	LAO W		LAO W	LAO W		LAO W	LAO W		LAO W	LAO W

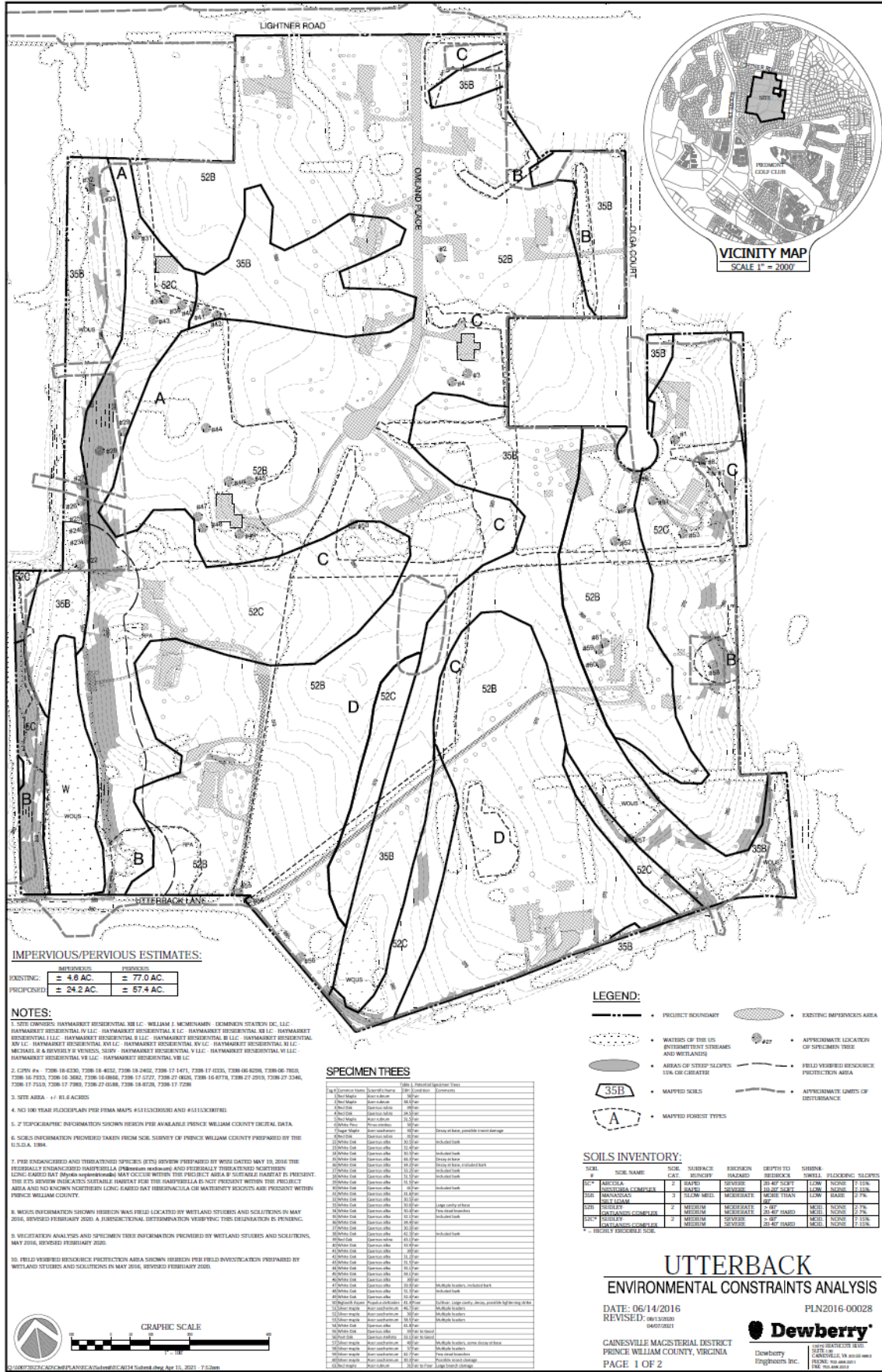
UTTERBACK
LANDSCAPE PLANS
DATE: 01.05.2022
REZ2016-00028

LandDesign

GAINESVILLE MANORIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
PAGE 1 OF 3

PLANT SCHEDULE UTTERBACK - MAIN ENTRY STREETSCAPE									
SYMBOL	SCOE	QTY	BOTANICAL COMMON NAME	SCOE	SIZE	DEPTH	HT.	REMARKS	NOTES
	DECIDUOUS TREE	18	CERISE PLANTAIN QUINQUE-LOBE	8.8	8.8	7'-10"	8'-10"	1	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	40	LEL X ATTENUATA 'FOSTER'	8.8	8.8	6'-8"	6'-8"	2	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	12	WAGON WHEEL	8.8	8.8	6'-8"	6'-8"	3	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	23	XIPHOCLERIS	8.8	8.8	7'-10"	7'-10"	4	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	18	AMELANCHIER ALBOVARIA	8.8	8.8	6'-8"	6'-8"	5	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	12	AMERICAN HONENOK	8.8	8.8	11'-0" OAL	11'-0" OAL	6	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	12	CERISIA	8.8	8.8	11'-0" OAL	11'-0" OAL	7	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	24	LABURNUM	8.8	8.8	11'-0" OAL	11'-0" OAL	8	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	9	ACER	8.8	8.8	2'-3 1/2"	12'-14"	9	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	12	BETULA	8.8	8.8	2'-3 1/2"	12'-14"	10	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	18	QUERCUS	8.8	8.8	2'-3 1/2"	12'-14"	11	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	3	UNION	8.8	8.8	2'-3 1/2"	12'-14"	12	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	28	AGAVE	8.8	8.8	18" - 24"	28" DIA	13	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	15	RYNANDROPS	8.8	8.8	24" - 30"	28" DIA	14	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	48	CALAMAGROSTIS	3.0	3.0	1'-0"	REMARKS	15	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	37	PRINISTIVIA	1.0	1.0	1'-0"	REMARKS	16	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	39	LEPTIS	1.0	1.0	1'-0"	REMARKS	17	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	51	POCIS	1.0	1.0	1'-0"	REMARKS	18	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	80	HYDRANGEA	8.8	8.8	30" - 36"	REMARKS	19	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION
	SHRUB	4	VIBURNUM	8.8	8.8	24" - 30"	REMARKS	20	PLANTING MATERIAL AVAILABILITY AT TIME OF INSTALLATION

Environmental Constraints Analysis (ECA)



IMPERVIOUS/PERVIOUS ESTIMATES:

	IMPERVIOUS	PERVIOUS
EXISTING:	= 4.8 AC.	= 77.0 AC.
PROPOSED:	= 24.2 AC.	= 57.4 AC.

- NOTES:**
1. SITE OWNERS: HAYMARKET RESIDENTIAL XI LLC - WILLIAM J. MCENAMNEY; DOMINION STATION DC, LLC - HAYMARKET RESIDENTIAL IV LLC - HAYMARKET RESIDENTIAL V LLC - HAYMARKET RESIDENTIAL VI LLC - HAYMARKET RESIDENTIAL VII LLC - HAYMARKET RESIDENTIAL VIII LLC - HAYMARKET RESIDENTIAL IX LLC - HAYMARKET RESIDENTIAL X LLC - HAYMARKET RESIDENTIAL XI LLC - HAYMARKET RESIDENTIAL XII LLC - HAYMARKET RESIDENTIAL XIII LLC - HAYMARKET RESIDENTIAL XIV LLC - HAYMARKET RESIDENTIAL XV LLC - HAYMARKET RESIDENTIAL XVI LLC - HAYMARKET RESIDENTIAL XVII LLC - HAYMARKET RESIDENTIAL XVIII LLC - HAYMARKET RESIDENTIAL XIX LLC - HAYMARKET RESIDENTIAL XX LLC - HAYMARKET RESIDENTIAL XXI LLC - HAYMARKET RESIDENTIAL XXII LLC - HAYMARKET RESIDENTIAL XXIII LLC - HAYMARKET RESIDENTIAL XXIV LLC - HAYMARKET RESIDENTIAL XXV LLC - HAYMARKET RESIDENTIAL XXVI LLC - HAYMARKET RESIDENTIAL XXVII LLC - HAYMARKET RESIDENTIAL XXVIII LLC - HAYMARKET RESIDENTIAL XXIX LLC - HAYMARKET RESIDENTIAL XXX LLC.
 2. CDP#s: 7308-18-4230, 7308-18-4232, 7308-18-2402, 7308-17-1471, 7308-17-0333, 7308-06-8298, 7308-06-7803, 7308-10-7033, 7308-10-3082, 7308-16-0886, 7308-17-0727, 7308-27-0826, 7308-10-8778, 7308-27-2913, 7308-27-3246, 7308-17-7550, 7308-17-7988, 7308-27-0638, 7308-18-8708, 7308-17-7208.
 3. SITE AREA: +/- 81.6 ACROSS.
 4. NO 100 YEAR FLOODPLAIN PER FEMA MAPS #51133C03050 AND #51133C0306.
 5. 2" TOPOGRAPHIC INFORMATION SHOWN HEREIN PER AVAILABLE PRINCE WILLIAM COUNTY DIGITAL DATA.
 6. SOILS INFORMATION PROVIDED TAKEN FROM SOIL SURVEY OF PRINCE WILLIAM COUNTY PREPARED BY THE U.S.D.A. 1984.
 7. PERI ENGAGED AND DESIGNATED SPECIES (PDS) REVIEW PREPARED BY WOOD DATED MAY 19, 2016 THE FREQUENTLY DESIGNATED HARRISVILLE (Pipilo maculosa) AND FREQUENTLY THREATENED NORTHERN LONG-EARED BAT (Myotis septentrionalis) MAY OCCUR WITHIN THE PROJECT AREA. A SUITABLE HABITAT IS PRESENT. THE FTS REVIEW INDICATES SUITABLE HABITAT FOR THE HARRISVILLE IS NOT PRESENT WITHIN THE PROJECT AREA AND NO KNOWN NORTHERN LONG-EARED BAT HABITATS ARE PRESENT WITHIN THE PROJECT AREA.
 8. WETLAND INFORMATION SHOWN HEREIN WAS FIELD LOCATED BY WETLAND STUDIES AND SOLUTIONS IN MAY 2016. REVISION FEBRUARY 2020. A JURISDICTIONAL DETERMINATION REGARDING THIS DETERMINATION IS PENDING.
 9. VEGETATION ANALYSIS AND SPECIES TREE INFORMATION PROVIDED BY WETLAND STUDIES AND SOLUTIONS, MAY 2016. REVISION FEBRUARY 2020.
 10. FIELD VERIFIED RESOURCE PROTECTION AREA SHOWN HEREIN PER FIELD INVESTIGATION PREPARED BY WETLAND STUDIES AND SOLUTIONS IN MAY 2016. REVISION FEBRUARY 2020.

SPECIMEN TREES

ID	Species Name	DBH (inches)	Condition	Comments
101	Red Maple	12.0	Good	Specimen tree
102	White Oak	10.0	Good	Specimen tree
103	Black Oak	8.0	Good	Specimen tree
104	Red Oak	14.0	Good	Specimen tree
105	White Oak	10.0	Good	Specimen tree
106	Black Oak	8.0	Good	Specimen tree
107	Red Oak	14.0	Good	Specimen tree
108	White Oak	10.0	Good	Specimen tree
109	Black Oak	8.0	Good	Specimen tree
110	Red Oak	14.0	Good	Specimen tree
111	White Oak	10.0	Good	Specimen tree
112	Black Oak	8.0	Good	Specimen tree
113	Red Oak	14.0	Good	Specimen tree
114	White Oak	10.0	Good	Specimen tree
115	Black Oak	8.0	Good	Specimen tree
116	Red Oak	14.0	Good	Specimen tree
117	White Oak	10.0	Good	Specimen tree
118	Black Oak	8.0	Good	Specimen tree
119	Red Oak	14.0	Good	Specimen tree
120	White Oak	10.0	Good	Specimen tree
121	Black Oak	8.0	Good	Specimen tree
122	Red Oak	14.0	Good	Specimen tree
123	White Oak	10.0	Good	Specimen tree
124	Black Oak	8.0	Good	Specimen tree
125	Red Oak	14.0	Good	Specimen tree
126	White Oak	10.0	Good	Specimen tree
127	Black Oak	8.0	Good	Specimen tree
128	Red Oak	14.0	Good	Specimen tree
129	White Oak	10.0	Good	Specimen tree
130	Black Oak	8.0	Good	Specimen tree
131	Red Oak	14.0	Good	Specimen tree
132	White Oak	10.0	Good	Specimen tree
133	Black Oak	8.0	Good	Specimen tree
134	Red Oak	14.0	Good	Specimen tree
135	White Oak	10.0	Good	Specimen tree
136	Black Oak	8.0	Good	Specimen tree
137	Red Oak	14.0	Good	Specimen tree
138	White Oak	10.0	Good	Specimen tree
139	Black Oak	8.0	Good	Specimen tree
140	Red Oak	14.0	Good	Specimen tree
141	White Oak	10.0	Good	Specimen tree
142	Black Oak	8.0	Good	Specimen tree
143	Red Oak	14.0	Good	Specimen tree
144	White Oak	10.0	Good	Specimen tree
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152	Red Oak	14.0	Good	Specimen tree
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154	Black Oak	8.0	Good	Specimen tree
155	Red Oak	14.0	Good	Specimen tree
156	White Oak	10.0	Good	Specimen tree
157	Black Oak	8.0	Good	Specimen tree
158	Red Oak	14.0	Good	Specimen tree
159	White Oak	10.0	Good	Specimen tree
160	Black Oak	8.0	Good	Specimen tree
161	Red Oak	14.0	Good	Specimen tree
162	White Oak	10.0	Good	Specimen tree
163	Black Oak	8.0	Good	Specimen tree
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165	White Oak	10.0	Good	Specimen tree
166	Black Oak	8.0	Good	Specimen tree
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170	Red Oak	14.0	Good	Specimen tree
171	White Oak	10.0	Good	Specimen tree
172	Black Oak	8.0	Good	Specimen tree
173	Red Oak	14.0	Good	Specimen tree
174	White Oak	10.0	Good	Specimen tree
175	Black Oak	8.0	Good	Specimen tree
176	Red Oak	14.0	Good	Specimen tree
177	White Oak	10.0	Good	Specimen tree
178	Black Oak	8.0	Good	Specimen tree
179	Red Oak	14.0	Good	Specimen tree
180	White Oak	10.0	Good	Specimen tree
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186	White Oak	10.0	Good	Specimen tree
187	Black Oak	8.0	Good	Specimen tree
188	Red Oak	14.0	Good	Specimen tree
189	White Oak	10.0	Good	Specimen tree
190	Black Oak	8.0	Good	Specimen tree
191	Red Oak	14.0	Good	Specimen tree
192	White Oak	10.0	Good	Specimen tree
193	Black Oak	8.0	Good	Specimen tree
194	Red Oak	14.0	Good	Specimen tree
195	White Oak	10.0	Good	Specimen tree
196	Black Oak	8.0	Good	Specimen tree
197	Red Oak	14.0	Good	Specimen tree
198	White Oak	10.0	Good	Specimen tree
199	Black Oak	8.0	Good	Specimen tree
200	Red Oak	14.0	Good	Specimen tree

LEGEND:

- PROJECT BOUNDARY
- EXISTING IMPERVIOUS AREA
- WATERS OF THE US (INTERMITTENT STREAMS AND WETLANDS)
- APPROXIMATE LOCATION OF SPECIMEN TREE
- AREAS OF STEEP SLOPES (3% OR GREATER)
- FIELD VERIFIED RESOURCE PROTECTION AREA
- MAPPED SOILS
- APPROXIMATE LIMITS OF DISTURBANCE
- MAPPED FOREST TYPES

SOILS INVENTORY:

SOIL #	SOIL NAME	SCALE	SEVERITY	EROSION	WATER	DEPTH TO	SIGNAL	WATER	FLOODING	NO. OF
101	ARCOLA	2	BAWD	SEVERE	MODERATE	20-40" SAND	LOW	SEVERE	2.5%	100%
102	MANASSAS	3	SLOW	MODERATE	MODERATE	MODERATE	LOW	SEVERE	2.5%	100%
103	STONEY	2	MODERATE	MODERATE	20-40" SAND	LOW	SEVERE	2.5%	100%	100%
104	STONEY	2	MODERATE	SEVERE	20-40" SAND	LOW	SEVERE	2.5%	100%	100%

= HIGHLY ERODIBLE SOIL

UTTERBACK
ENVIRONMENTAL CONSTRAINTS ANALYSIS

DATE: 06/14/2016
 REVISED: 06/13/2021
 0407/2021

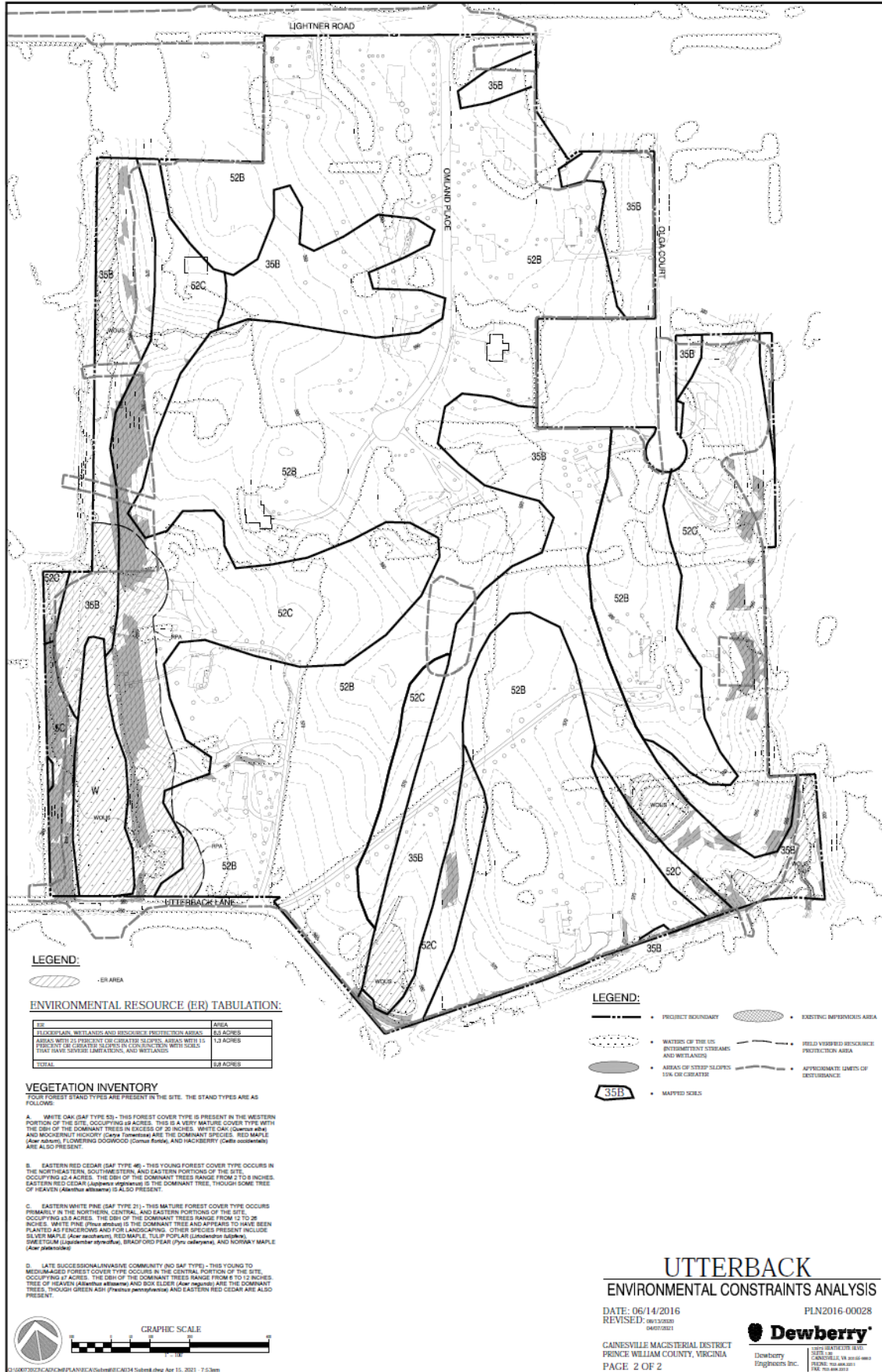
PLN2016-00028

Dewberry
 Gainesville MacSterial District
 Prince William County, Virginia
 PAGE 1 OF 2

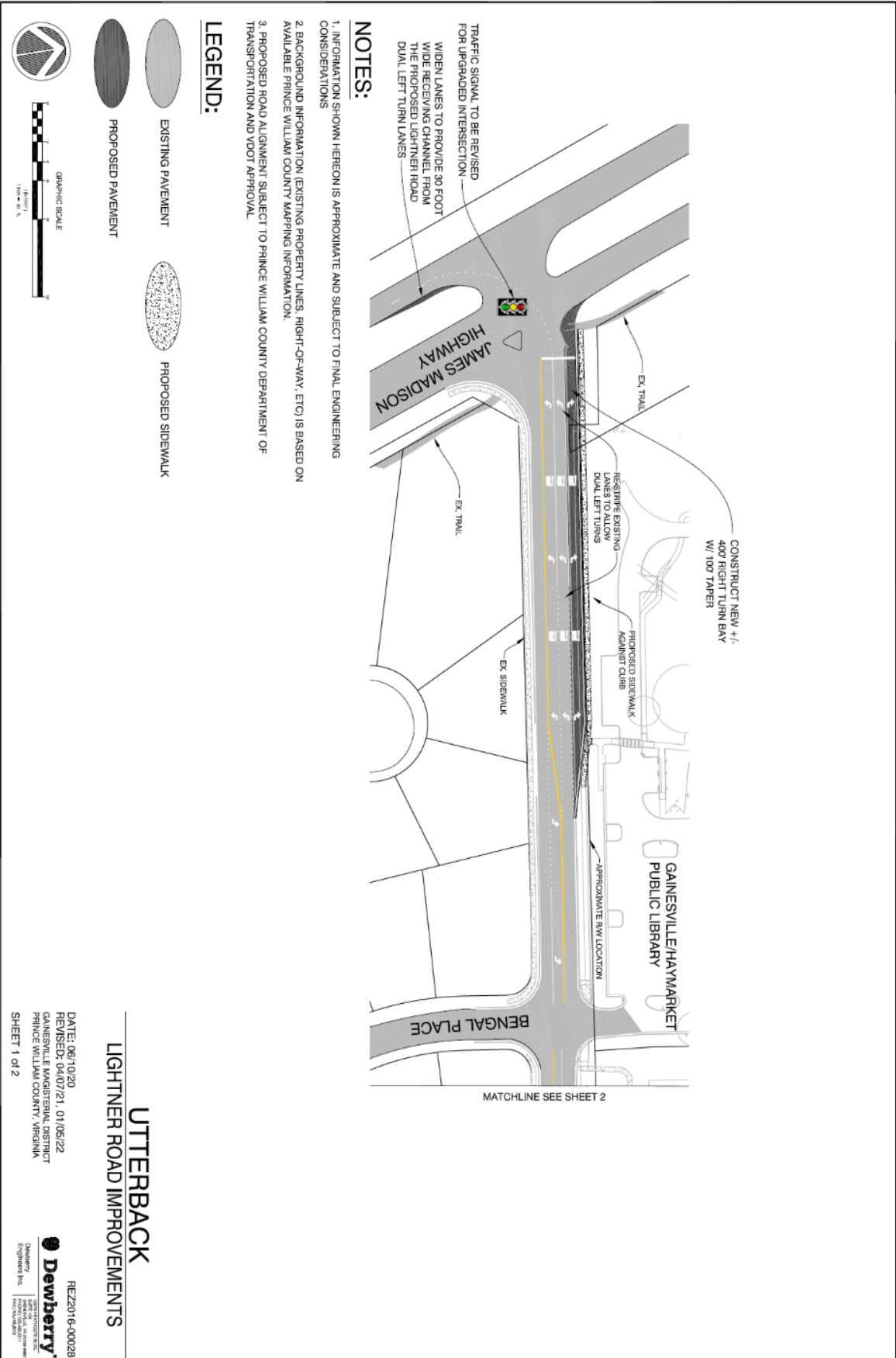
UTTERBACK ENVIRONMENTAL CONSTRAINTS ANALYSIS
 PRINCE WILLIAM COUNTY, VIRGINIA
 DATE: 06/14/2016
 REVISION: 06/13/2021
 0407/2021

ECA #031

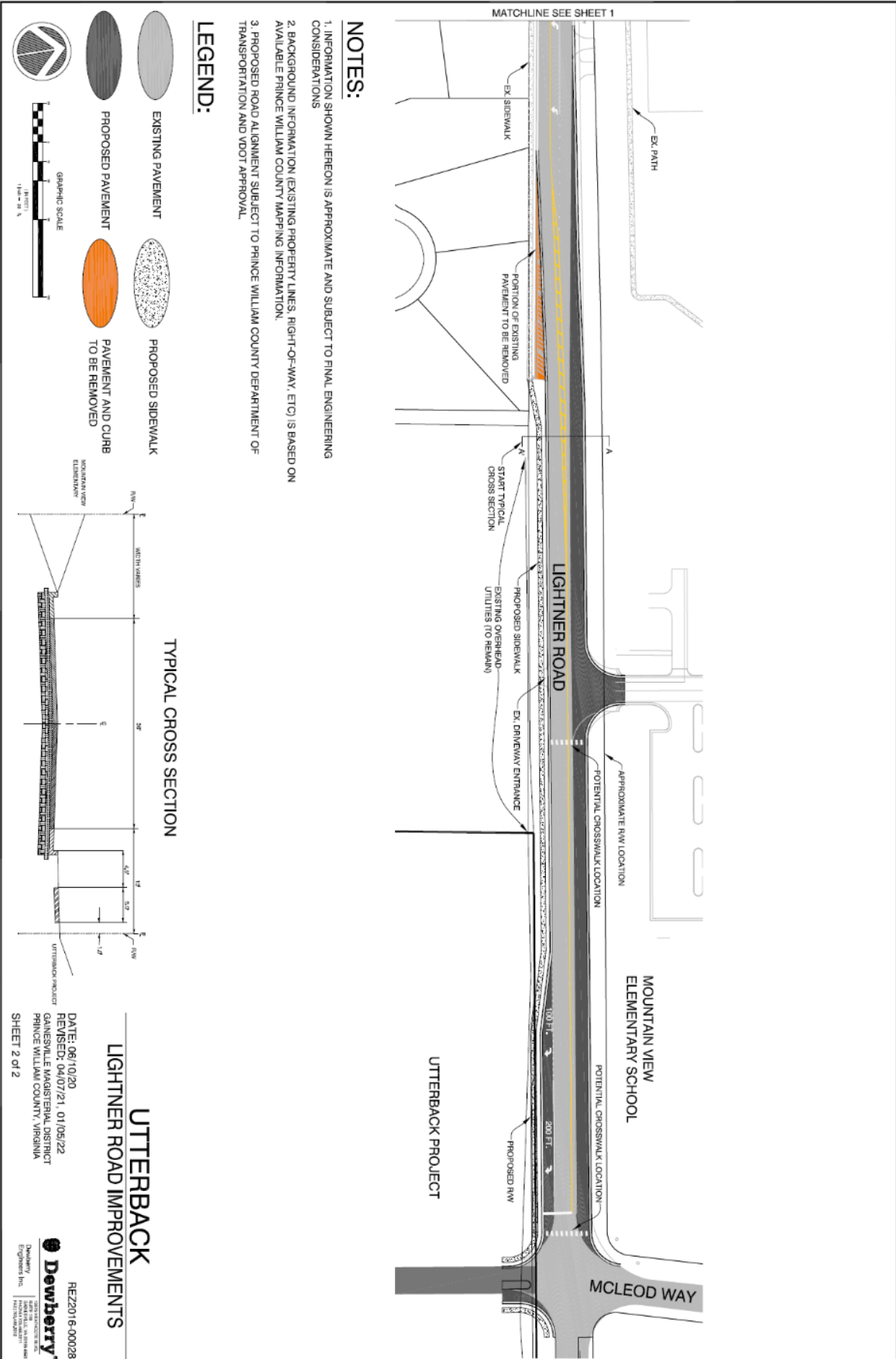
Environmental Constraints Analysis (ECA)



Lightner Road Improvements

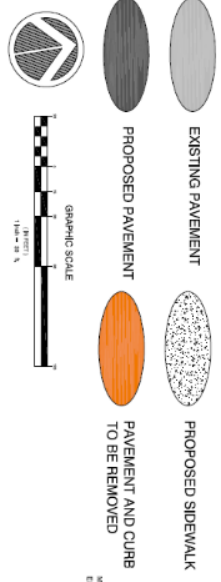


Lightner Road Improvements

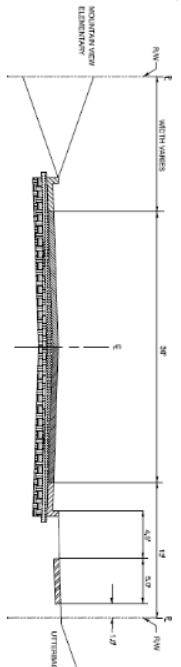


- NOTES:**
1. INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO FINAL ENGINEERING CONSIDERATIONS.
 2. BACKGROUND INFORMATION (EXISTING PROPERTY LINES, RIGHT-OF-WAY, ETC.) IS BASED ON AVAILABLE PRINCE WILLIAM COUNTY MAPPING INFORMATION.
 3. PROPOSED ROAD ALIGNMENT SUBJECT TO PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION AND VDOT APPROVAL.

LEGEND:



TYPICAL CROSS SECTION



DATE: 06/10/20
 REVISED: 04/07/21, 01/05/22
 GAINESVILLE MANAGERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

REZ2016-00028

 Dewberry
 ENGINEERS INC.
 1000 COMMONWEALTH BLVD., SUITE 200
 FALLS CHURCH, VA 22044

• Southwestern Regional Pond Enhancement Exhibit



- Southeastern Pond Enhancement Exhibit



UTTERBACK COMMUNITY DESIGN GUIDELINES

REZ2016-00028

UTTERBACK COMMUNITY

JANUARY 5, 2022

Prepared For:



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UTTERBACK LANDSCAPE PLANS (FULL SIZE PLAN)	SEE POCKET

PROJECT SUMMARY

DESCRIPTION

These design guidelines provide a vision for the Utterback Community which is a proposed residential community comprised of single-family detached homes and thoughtfully placed open areas. The design of the homes and the scale of the community will be harmonious with the existing development in the surrounding area. The information provided in the following pages provides a detailed framework to ensure the projects design objectives, as outlined below, are met during the implementation of the community.

- Objective 1 - Create a vibrant and desirable neighborhood that compliments the surrounding area while also creating its own identity.
- Objective 2 - Create a walkable community that encourages residents to enjoy interconnected open space areas.
- Objective 3 - Provide quality open spaces areas using the following design principles:
 - A - Create an inviting entrance.
 - B - Be well placed to create exceptional visual site lines.
 - C - Be evenly dispersed and accessible to residents.
 - D - Provide variety in the type of space provided.

Note: Design and development of the Utterback Community shall be in substantial conformance with the design elements outlined herein. Photographs and illustrations shown throughout this design guideline booklet are provided to show examples and to illustrate design intent.

SITE LOCATION



DESCRIPTION

The Uterback Community is located off Lightner Road in western Prince William County just north of the Town of Haymarket. It is conveniently located less than a ½ mile from the north/south corridor of James Madison Highway and less than two miles away from the east/west corridor of Interstate 66. The community is also near a library, healthcare, education, shopping, and dining facilities.

THE PLAN



The plan of development consisting of approximately 81 acres proposes 237 single-family detached homes. The residents of this community will be greeted by a very inviting entrance greenway. The greenway will be well landscaped and provide an inviting site line to a central Community Park. Corner Parks and an additional greenway connections will also be provided within the community. Much of the perimeter of the project will be surrounded by open space areas. A robust pedestrian network of sidewalks and trails will be used to interconnect the internal parks as well as provide external connections.

NOT-TO-SCALE

GRAPHIC PROVIDED BY LAND DESIGN INC.

CIRCULATION

VEHICULAR CIRCULATION

DESCRIPTION

Subject to VDOT and Prince William County Department of Transportation approval public and private residential streets will be provided. The type and category of streets will be determined based upon the projected vehicles per day (VPD).



Example of Entrance Feature

VEHICULAR CIRCULATION

VEHICULAR STREET NETWORK



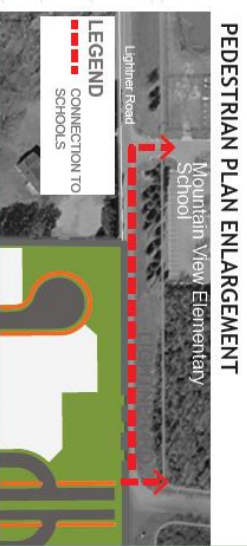
NOT-TO-SCALE

PEDESTRIAN CIRCULATION

PEDESTRIAN CIRCULATION PLAN



One of the design objectives for this development is to create a walkable community that encourages residence to enjoy the provided open space areas. To fulfill this objective a combination of sidewalks and trails have been proposed that link all the open space areas. By doing this the open space areas are well within a 5-minute walking distance for all residents. This system has also been created to provide a series of loops that residents can use for exercise purposes. External pedestrian connections have also been provided to Lightner Road. The sidewalk connection provided to Lightner Road will provide convenient access to Mountain View Elementary School.



NOT-TO-SCALE

PEDESTRIAN CIRCULATION

PEDESTRIAN CIRCULATION SECTIONS

TYPICAL SIDEWALK



NOT-TO-SCALE

TYPICAL TRAIL



NOT-TO-SCALE

NATURAL SURFACE MATERIAL

Trails should be constructed in accordance with DCSM HT-1 detail, 650.39

RESIDENTIAL LOT STANDARDS

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RESIDENTIAL LOT STANDARDS

SINGLE FAMILY DWELLING DETACHED: MODIFIED REDUCED SETBACK HOUSE

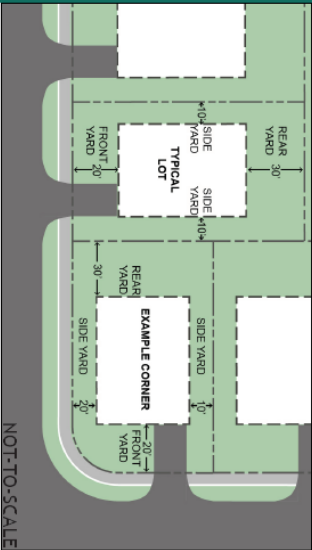
DESCRIPTION

This dwelling type consists of a single-family, fully detached residence located on an individual lot which is set not closer than twenty feet from the front lot line.

LOT LAYOUT STANDARDS	DIMENSIONS
Minimum Lot Area	7,000 SF
Maximum Lot Coverage	0.50
Maximum Building Height	40 FT. [^]
Minimum Setbacks	
Front	20 FT.
Side	10 FT.
Corner Lot (Side)	20 FT.
Rear	30 FT.
un-roofed decks, stoops, landings, and similar features	
Front	15 FT.
Side	5 FT.
Corner Side	20 FT.
Rear	8 FT.
Minimum Lot Width	70 FT.

[^]Modification to Zoning Ordinance Sec. 32-306.12.6.B.

REDUCED SETBACK HOUSE DIAGRAM



NOT-TO-SCALE

* Dimensions shown depict the minimum depth of the side, front, or rear yard.

RESIDENTIAL LOT STANDARDS

SINGLE FAMILY DWELLING DETACHED: MODIFIED VILLAGE HOUSE

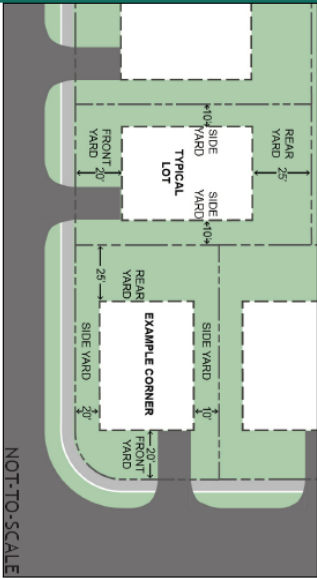
DESCRIPTION

This dwelling type is a single-family residence which is fully detached from neighboring structures. The village house is distinguished by small front and side yards.

LOT LAYOUT STANDARDS	DIMENSIONS
Minimum Lot Area	6,000 SF
Maximum Lot Coverage	0.60
Maximum Building Height	40 FT. ^a
Minimum Setbacks	
Front	20 FT.
Side	10 FT.
Corner Lot (Side)	20 FT.
Rear	25 FT.
un-roofed decks, stoops, landings, and similar features	
Front	15 FT.
Side	5 FT.
Corner Side	20 FT.
Rear	8 FT.
Minimum Lot Width	60 FT.

^a Modification to Zoning Ordinance Sec. 32-306.12.6.C.

VILLAGE HOUSE SETBACK DIAGRAM



^a Dimensions shown depict the minimum depth of the side, front, or rear yard.

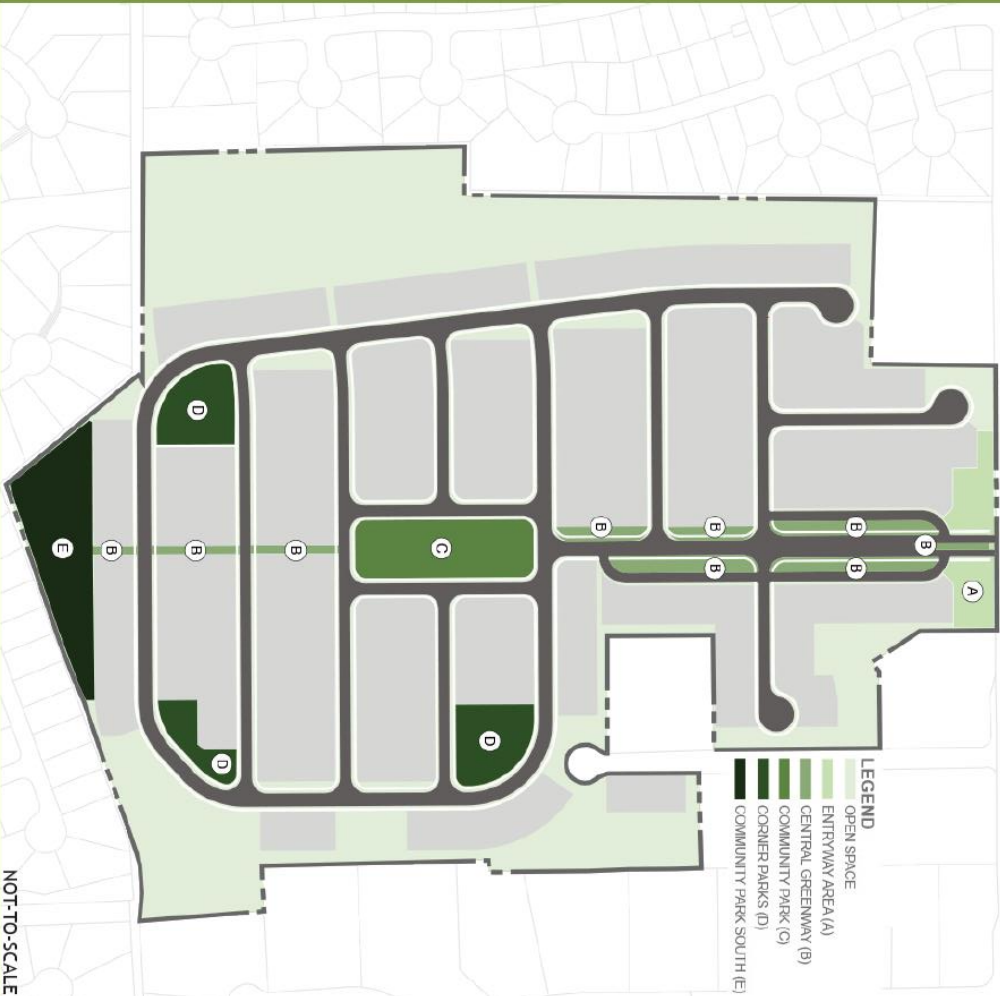
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OPEN SPACE AND LANDSCAPE

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OPEN SPACE AND LANDSCAPE

OPEN SPACE AND LANDSCAPE PLAN



NOT-TO-SCALE



Example Stormwater Management Pond

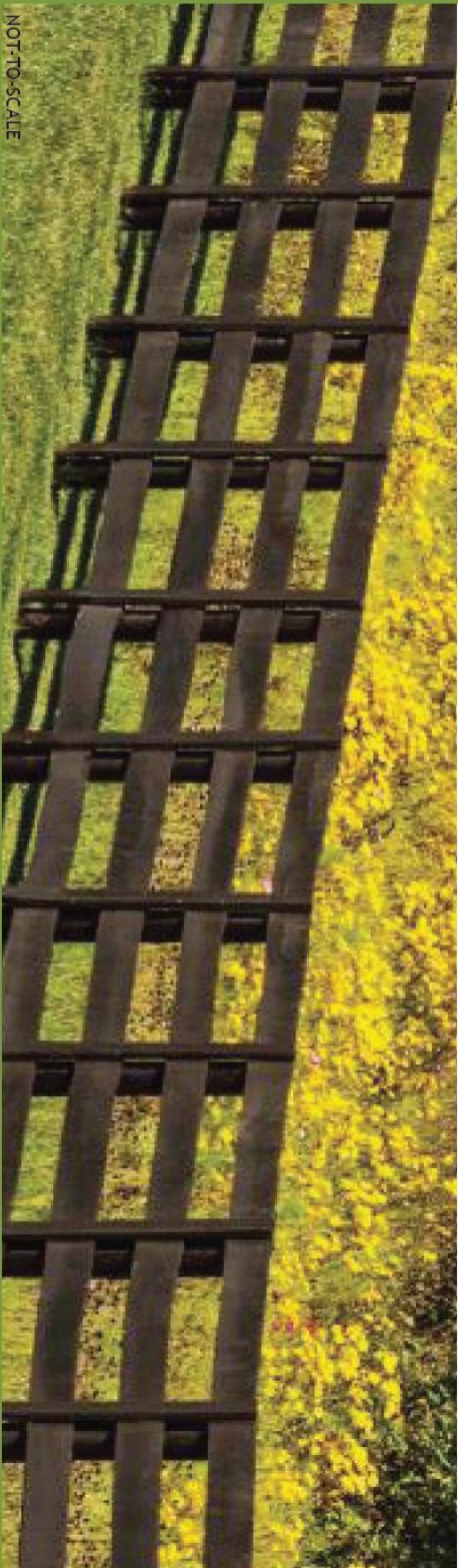
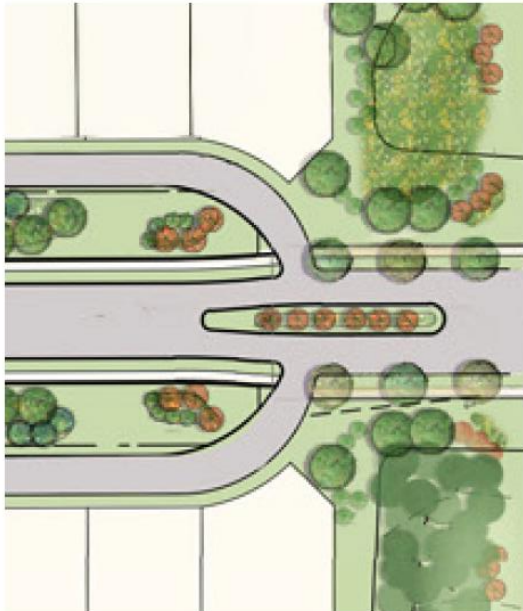
To achieve design Objective 3 an Entryway Area and Central Greenway have been provided to create an inviting entrance and provide a full north/south pedestrian access way. The Community Park, which the community is designed around, is provided at the visual terminus of the vehicular portion of the Central Greenway. This will create an exceptional visual sight line into this multi-purpose open space area. The Entryway Area, Central Greenway, Community Park, Corner Parks, and Community Park South have been evenly dispersed to provide easy access for all residents. These parks will provide a variety of passive and active activities, natural and proposed vegetation, and hardscapes to provide a sense of open space variety.

OPEN SPACE AND LANDSCAPE

ENTRYWAY AREA

The Entryway Area will provide a mixture of hardscape and landscape elements to define the entrance and set the tone for this community. The Entryway will include fencing or columns at key locations, a monument entry sign, possible berming, wildflower meadow or reforestation area, a mixture of ornamental plantings, and crosswalks. These design elements will be replicated throughout the open space areas within the community.

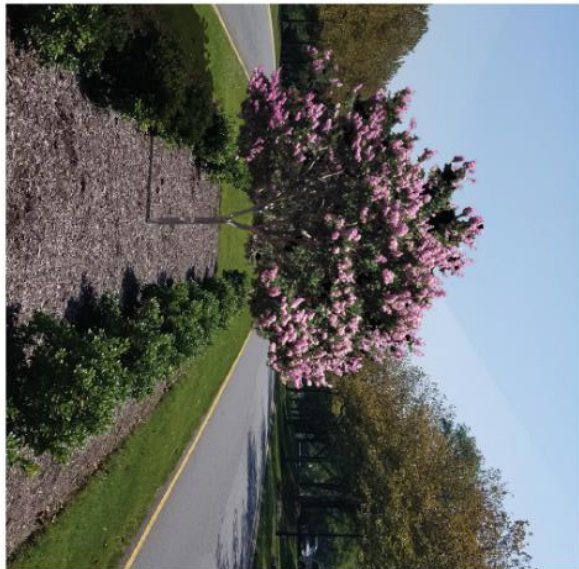
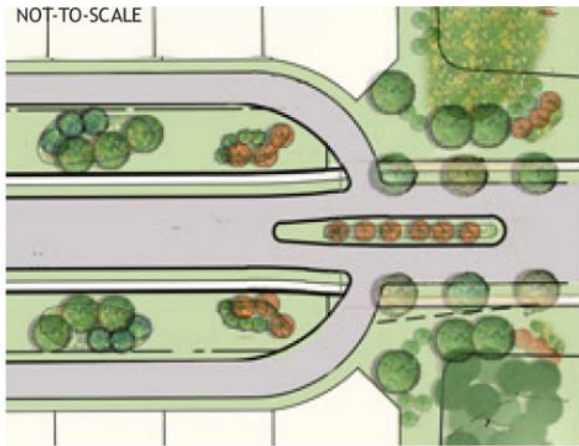
Landscaping for the Entryway Area is further detailed on the Utterback Landscape Plans, see full size plan in the pocket of this book.



NOT-TO-SCALE
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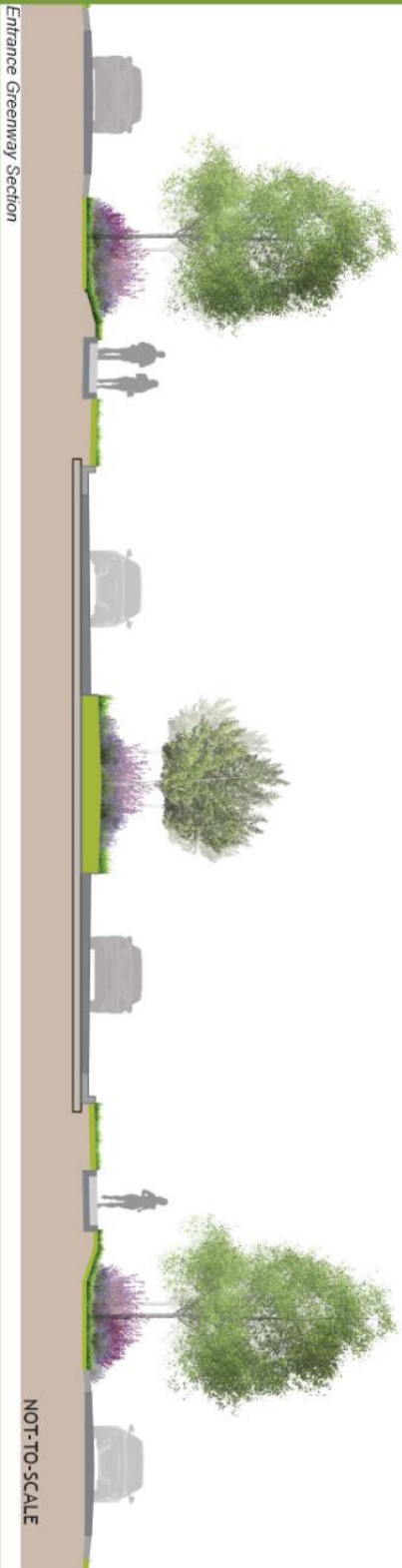
OPEN SPACE AND LANDSCAPE

CENTRAL GREENWAY



The Central Greenway will be designed to provide a comfortable north/south pedestrian connection to the communities open space areas. The northern portion of this Greenway will also serve as the main vehicular entryway. To achieve a pedestrian friendly design, the Central Greenway should be provided with multi-layered ornamental landscaping along the sidewalks. Shaped berms, columns, and/or fencing may also be provided along the northern portion of the Greenway. The southern portion of the Greenway should be provided with adequate landscape material to provide privacy to adjacent residents while also preserving a safe environment.

Landscaping for the Central Greenway is further detailed on the Utterback Landscape Plans, see full size plan in the pocket of this book.



OPEN SPACE AND LANDSCAPE

COMMUNITY PARK



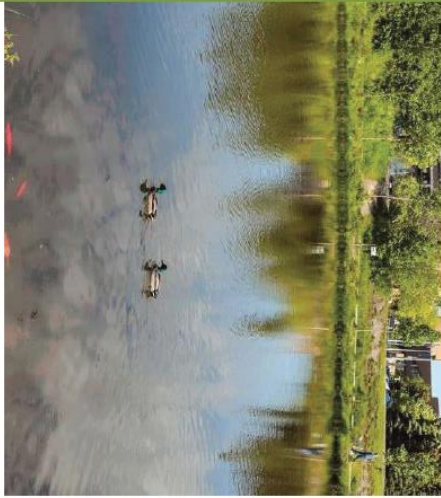
The Community Park is the central open space from which the community is designed around. This space will be the key focal point from the Entryway Area and Entrance Greenway. This open space area will consist of formal landscape/hardscape areas to include a community events lawn, community pavilion, community terrace with fire pit, exercise stations, and tot lot/play area. This open space will also include informal areas consisting of tree save areas. Intermixed within this tree save area will be trails, exercise nodes and seating areas.

NOT TO SCALE

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OPEN SPACE AND LANDSCAPE

COMMUNITY PARK SOUTH



At the southern terminus of the Central Greenway will be Community Park South. This open space area will provide un-programmed open lawn area, trails, a farm pond, tree save areas and proposed ornamental landscape material. This area may also include landscape berms and a dog park.



NOT-TO-SCALE

OPEN SPACE AND LANDSCAPE

CORNER PARKS



Three Corner Parks will be provided throughout the community. These open space areas will be provided with a mixture of passive and active recreation elements for multiple age groups. These parks will have space for PRE-K-5 and 5-12 play equipment, trike track, and tumbling hill. These areas will include pathways, seating, and ornamental landscape design.

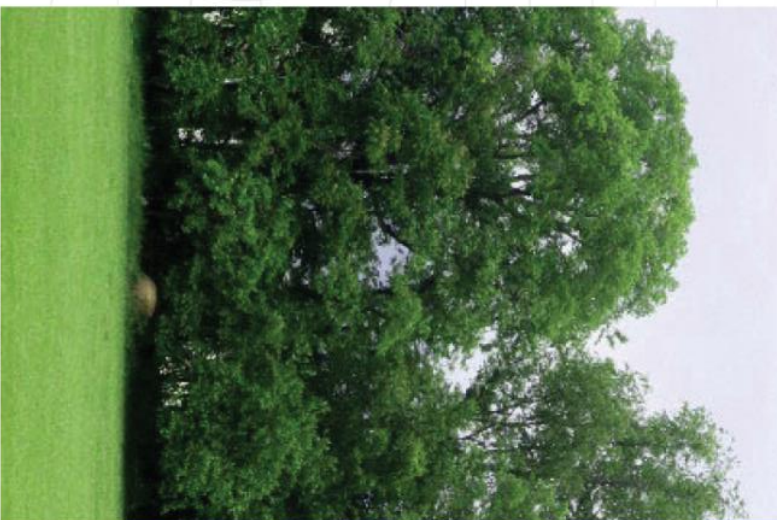
OPEN SPACE AND LANDSCAPE

UNDISTURBED OPEN SPACE PLAN



LEGEND
UNDISTURBED OPEN SPACE

NOT-TO-SCALE



Example of Designated Tree Preservation Areas

The forest cover that does exist is generally located along the western boundary and central portion of the project. The plan of development has been laid out to protect portions of the limited existing forest cover. The Community Park has been strategically located to take advantage of and preserve a portion of the existing forest cover.

OPEN SPACE AND LANDSCAPE

RESIDENTIAL LANDSCAPE CONSIDERATIONS

DESCRIPTION

- Single Family Lots should include a minimum of one canopy tree and one ornamental tree per home.
- Yard trees may include ornamental trees.
- Existing or saved trees may be substituted for required plantings at a ratio of 1 existing tree for 2 required trees, however at least one front yard tree is required.
- Foundation shrubs shall be provided for all single family detached residences along any building facade with direct exposure to public rights-of-way, private streets, common driveways or parking areas.
- Evergreen trees shall be placed to screen rear yards that are exposed to public and private streets, common driveways and parking areas.
- Foundation shrubs and plantings for single family detached units shall be provided at a minimum of one plant per three feet of any building facade length with direct exposure to public right-of-way, private streets, common driveways or parking areas.
- Plant material shall be chosen based on the relationship of ultimate height and width with regard to the space in which planted. Layering of plant materials is encouraged. Taller plants shall be placed behind lower plants.
- Beds of plant material providing seasonal color are encouraged.
- Use of perennials, ornamental grasses and hedges are highly encouraged.
- Shrubs shall be planted a minimum of three feet from building foundations.
- Architectural building corners should be softened with evergreen trees.
- All planting beds must be covered with shredded hardwood mulch at sufficient depth to cover the topsoil.



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OPEN SPACE AND LANDSCAPE PLANTING PALETTE

DESCRIPTION

- Canopy Trees are to be used along the streetscape, in open space, and parking lot islands. These trees shall be large deciduous trees, 2”-2 1/2” at time of installation, that will grow to at least 30’ height at maturity.
- Evergreen Trees can be used along property lines to accent borders and to screen for privacy. The plant material are to grow to at least 15’ at maturity. Evergreen trees are to be a minimum of 6’-7’ height at installation.
- Ornamental Trees are to be used at key focal points to provide seasonal color. The growth habits of the plant material will assist in creating a vertical element in the landscape such trees will typically be around 20’ in height at maturity.
- Shrubs selections are to be primarily evergreen to promote year round visual interest. Typically, deciduous shrubs are to be used as accent plantings, integrated into the planting beds at less prominent areas. The combination of two shrub types will help create the desired layering effect throughout the design.
- All plants shall conform to the American Standard for Nursery Stock as published by the American Association of Nurserymen.

CANOPY TREES	
SCIENTIFIC NAME	COMMON NAME
Acer rubrum var.	Red Maple
Acer saccharum	Sugar Maple
Fagus grandiflora	American Beech
Fagus sylvatica	European Beech
Nyssa sylvatica	Black Gum
Ostrya virginiana	Hophornbeam
Platanus x. acerfolia	London Planetree
Quercus alba	White Oak
Quercus coccinea	Scarlet Oak
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Quercus rubra	Red Oak
Quercus shumardii	Shumard Oak
Tilia americana	American Linden
Tilia cordata	Littleleaf Linden
Ulmus americana	American Elm

EVERGREEN TREES	
SCIENTIFIC NAME	COMMON NAME
Cedrus atlantica	Atlas Cedar
Ilex x 'attenuata 'Foster'	Foster Holly
Ilex opaca	American Holly
Juniperus virginiana	Eastern Red Cedar
Magnolia grandifolia	Southern Magnolia
Magnolia sp.	Magnolia species
Pinus abies	Norway Spruce
Pinus nigra	Austrian Pine
Pinus taeda	Loblolly Pine
Pinus virginiana	Virginia Pine
Thuja occidentalis	American Arborvitae
Tsuga caroliniana	Carolina Hemlock



OPEN SPACE AND LANDSCAPE

PLANTING PALETTE

ORNAMENTAL TREES

SCIENTIFIC NAME	COMMON NAME
Amelanchier spp.	Serviceberry
Betula nigra	River Birch
Carpinus caroliniana	American Hornbeam
Cercis canadensis	Eastern Redbud
Chionanthus virginicus	Fringe Tree
Cornus florida	Flowering Dogwood
Lagerstromia indica	Crepe Myrtle

DECIDUOUS SHRUBS

SCIENTIFIC NAME	COMMON NAME
Calycanthus floridus	Carolina Allspice
Clethra alnifolia	Summersweet
Cornus sericea	Redosier Dogwood
Itea virginiana	Virginia Sweetspire
Hamamelis virginiana	Virginia Witchhazel
Rhododendron spp.	Azalea varieties
Viburnum spp.	Viburnum

EVERGREEN SHRUBS

SCIENTIFIC NAME	COMMON NAME
Abelia grandiflora	Glossy Abelia
Ilex spp.	Holly
Juniperus horizontalis	Juniper
Prunus laurocerasus	Skip Laurel
Rhododendron spp.	Azalea varieties

GROUNDCOVERS

SCIENTIFIC NAME	COMMON NAME
Liriope muscari	Liriope
Hosta spp.	Hosta
Pachysandra terminalis	Pachysandra



Prince William County, Virginia | Utterback, Design Guidelines | 27





Prince William County School Board – Impact Statement

Date:	November 16, 2021		
Case Number:	REZ2016-00028		
Case Name:	UTTERBACK – (5 th Submission)		
Magisterial District:	Gainesville		
Description:	Rezone 81.6 acres from A-1, Agricultural to PMR, Planned Mixed Residential		
Proffer Evaluation Category:	<input checked="" type="checkbox"/> Pre-2016	<input type="checkbox"/> 2016-2019	<input type="checkbox"/> Post-2019

Proposed Residential Rezoning (number of units)	Student Generation for Proposed Rezoning																				
<table border="1" style="margin: auto;"> <thead> <tr> <th colspan="2" style="background-color: #0056b3; color: white;">Housing Units Proposed</th> </tr> </thead> <tbody> <tr> <td>Single-Family</td> <td style="text-align: center;">237</td> </tr> <tr> <td>Townhouse</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Multi-family</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">237</td> </tr> </tbody> </table>	Housing Units Proposed		Single-Family	237	Townhouse	0	Multi-family	0	Total	237	<table border="1" style="margin: auto;"> <thead> <tr> <th colspan="2" style="background-color: #0056b3; color: white;">Students Generated</th> </tr> </thead> <tbody> <tr> <td>Elementary</td> <td style="text-align: center;">65</td> </tr> <tr> <td>Middle</td> <td style="text-align: center;">38</td> </tr> <tr> <td>High</td> <td style="text-align: center;">54</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">157</td> </tr> </tbody> </table>	Students Generated		Elementary	65	Middle	38	High	54	Total	157
Housing Units Proposed																					
Single-Family	237																				
Townhouse	0																				
Multi-family	0																				
Total	237																				
Students Generated																					
Elementary	65																				
Middle	38																				
High	54																				
Total	157																				

Developer Proposed Mitigation			
Monetary proffers are consistent with Monetary Policy Guide (for cases prior to July 1, 2016)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
School site, if offered, addresses a need identified in the School Division’s CIP?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
The location and size of the school site, if offered, is acceptable to the School Division?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
For cases July 1, 2016 to present			
The student generation methodology in the developer's impact analysis is acceptable?	<input type="checkbox"/> Yes	<input type="checkbox"/> No*	<input checked="" type="checkbox"/> N/A
*If No, what is the correct student generation?	Elementary School	0	Total Students 0
	Middle School	0	
	High School	0	
Monetary proffers, if offered, are based on adopted CIP projects, in terms of cost and in the geographic area of the rezoning, in the developer impact statement?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

Schools Impact Statement

Developer Proposed Mitigation

- The developer's Proffer Statement dated November 4, 2021, indicates a monetary contribution of \$20,694 per single-family unit. Monetary proffers will generate approximately \$4,904,478.

Countywide Current and Projected Student Enrollment & Capacity Utilization

School Level	Available Space		2021-22			2025-26			2030-31		
	Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Elementary School	43,249	74	38,734	-4,515	89.6%	40,118	2,935	93.2%	41,740	1,313	96.9%
Middle School ¹	22,282	46	20,625	-1,658	92.6%	21,805	459	97.9%	21,832	432	98.1%
High School	28,754	67	28,772	-16	100.1%	30,136	-1,382	104.8%	31,609	-2,855	109.9%

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

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

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

School Level	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Mountain View ES	---	721	0	474	247	65.7%	305	416	42.3%	304	417	42.2%
Bull Run MS ¹	---	1,153	0	1,104	49	95.8%	1,126	27	97.7%	1,050	103	91.1%
Battlefield HS	2,053	---	21	2,530	-477	123.2%	1,754	299	85.4%	1,489	564	72.5%

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

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

School Level	Available Space			2021-22			2025-26			2030-31		
	Planning Capacity	Program Capacity	Portable Classrooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Mountain View ES	---	721	0	474	247	65.7%	370	351	51.3%	369	352	51.2%
Bull Run MS ¹	---	1,153	0	1,104	49	95.8%	1,164	-11	100.9%	1,088	103	94.3%
Battlefield HS	2,053	---	21	2,530	-477	123.2%	1,808	245	88.0%	1,543	564	75.1%

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

Schools Capital Improvements Program (CIP) Projects that may impact schools in attendance areas of the Proposed Rezoning (with year anticipated)	
Elementary School	
Middle School	
High School	
<p>Note: The capacity utilization of an individual school due to the impact of future Schools CIP projects will vary based upon the attendance area modifications approved by the School Board.</p>	

School Board Comments and Concerns

- Projected enrollment at the assigned schools at all levels have capacity for the proposed generated students.
- Current enrollment at the assigned elementary school and middle school have existing capacity.
- Projections (2025) for the assigned high school show available capacity with the opening of Gainesville High School in 2021.
- The applicant has proffered approximately \$4,904,478 to help mitigate the additional students generated by this application.
- For these reasons, the School Board is not opposed to the subject application.

Historical Commission Resolutions

HISTORICAL COMMISSION RESOLUTION

MOTION: CUNARD

**August 9, 2016
Regular Meeting
Res. No. 16-038**

SECOND: BISH

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>
REZ2016-00023	Eco-Nize Office	No further work
REZ2016-00016	Taco Bell – Old Bridge Rd	No response received from applicant regarding historical marker. Request applicant donate \$3000 for a historical marker on the history of the Woodbridge Airport. Marker to be installed on-site.
SUP2016-00022	Taco Bell – Old Bridge Rd	No further work
REZ2016-00026	Marumsco Assemblage	No further work
REZ2016-00028	Utterback Rezoning	Request new iron fence and cemetery delineation on the Utterback Cemetery, 44PW2015. Request metal detector survey of 44PW2014 and its environs.

Historical Commission Resolutions

August 9, 2016
 Regular Meeting
 Res. No. 16-038
 Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2016-00028	Utterback Rezoning (continued)	Request Phase II evaluation of archaeology site 44PW2014 and Phase III data recovery study if warranted. Artifacts to be donated to and curated with the County.
REZ2017-00001	Webster’s Landing Daycare	No further work
SUP2017-00001	Webster’s Landing Daycare	No further work
SUP2017-00002	Chris Johnson – Gunsmithing Home Business	No further work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Anderson, Brace, Karnbach, Wright

MOTION CARRIED

CERTIFIED COPY 

 Secretary to the Commission

Historical Commission Resolutions

HISTORICAL COMMISSION RESOLUTION

MOTION: **JOHNSON** **October 13, 2020**
SECOND: **BURGESS** **Regular Meeting**
Res. No. 20-037
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>
REZ2021-00003	John Marshall Commons Tech Park	Table
REZ2020-00025	Lomond Village	Phase I study. Artifacts to be donated to and curated with the County.
REZ2021-00004	Congressional Storage	No Further Work
SUP2021-00007	Congressional Storage	No Further Work
SUP2020-00030	Parkway Church	No Further Work
REZ2016-00028	Utterback Rezoning	Table

Historical Commission Resolutions

October 13, 2020
 Regular Meeting
 Res. No. 20-037
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<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
CPA2020-00011	Hunter Property	Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County. Cemetery delineation.
CPA2021-00001	Route 28 Widening	Military Site Survey. Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County. Interpretation of the area's history.

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Carter, Davis, Duley, Pearsall, Reddick, Spinks

MOTION CARRIED

ATTEST: 
 Secretary to the Commission

Historical Commission Resolutions

HISTORICAL COMMISSION RESOLUTION

MOTION: JOHNSON

November 10, 2020

SECOND: DULEY

Regular Meeting

Res. No. 20-043

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>
REZ2021-00003	John Marshall Commons Tech Park	Tabled
REZ2016-00028	Utterback Rezoning	Cemetery treatment, site 44PW2015, should be in accord with Section 250.110. of the County's Zoning Ordinance. Phase II evaluation and Phase III data recovery study of site 44PW2104. Artifacts to be donated to and curated with the County.
REZ2020-00024	Village Place Technology Park Proffer Amendment - Second Submission	Tabled

Historical Commission Resolutions

November 10, 2020
Regular Meeting
Res. No. 20-043
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<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2021-00005	University Village at Innovation	Research Gaskin Families, their connection to Negro Hill community and interpret to the public. Artifacts to be curated with and donated to the County

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Davis, Pearsall, Reddick, Sargo

MOTION CARRIED

ATTEST: 
Secretary to the Commission



PLANNING COMMISSION RESOLUTION

MOTION: BERRY **December 15, 2021**
SECOND: GORDY **Regular Meeting**
RES. No. 21-124

RE: REZONING #REZ2016-00028, UTTERBACK REZONING
GAINESVILLE MAGISTERIAL DISTRICT

ACTION: DEFERRED TO A DATE CERTAIN OF JANUARY 26, 2022

WHEREAS, this is a request to rezone ±81.6 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow up to 237 single-family detached residential units, and with associated development waivers and modifications; and

WHEREAS, the ±81.6-acre subject property is located south of Lightner Road, along both sides of Omland Place, and at the northeastern terminus of Utterback Lane; and

WHEREAS, the site is identified on County maps as the following GPINs: 7398-06-7859; 7398-06-8298; 7398-16-0866; 7398-16-3682; 7398-16-7933; 7398-16-8778; 7398-17-0335; 7398-17-1471; 7398-17-5727; 7398-17-7298; 7398-17-7559; 7398-17-7989; 7398-18-2402; 7398-18-4032; 7398-18-6330; 7398-18-8728; 7398-27-0026; 7398-27-0588; 7398-27-2919; and 7398-27-3346; and

WHEREAS, the site is designated SRL, Suburban Residential Low, in the Comprehensive Plan; and

WHEREAS, the site is zoned A-1, Agricultural, without proffers, and is located within the Airport Safety Overlay District; and

WHEREAS, the Prince William County Planning Commission duly ordered and advertised a public hearing on December 15, 2021; and

WHEREAS, in a letter dated December 3, 2021, the Applicant requested deferral to a date certain of January 26, 2022, and that the item be removed from the December 15, 2021 public hearing agenda; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by deferral of this request, and;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby defer Rezoning #REZ2016-00028, Utterback Rezoning, to a date certain of January 26, 2022.

Planning Commission Resolution

December 15, 2021
Regular Meeting
RES. No. 21-124
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Votes:

Ayes: Berry, Brown, Fontanella, Gordy, McPhail, Moses-Nedd, Perry, Taylor

Nays: None

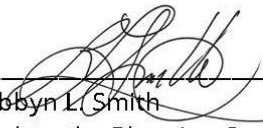
Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: None

MOTION CARRIED

Attest:



Robbyn L. Smith
Clerk to the Planning Commission