



PLANNING COMMISSION RESOLUTION

MOTION:

November 19, 2025

SECOND:

Regular Meeting

No. 25-xxx

**RE: REZONING #REZ2024-00023, HOADLY SQUARE
OCCOQUAN MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request to rezone ± 57.69 acres from A-1, Agricultural and SR-1, Semi-Rural Residential, to PMR, Planned Mixed Residential, to allow for the development of a total of 279 residential units (265 single family attached units, and 14 single- family detached units) with associated waivers and height modification from 35 ft to 45 ft in single-family attached. There is a concurrent Comprehensive Plan Amendment (CPA) request to change the land use designation for the approximately ±48.02 acres of the Property from ORPA (Occoquan Reservoir Protection Area) and RN-2, Residential Neighborhood, to MU-3, Neighborhood Mixed Use on the GPINs 8093-52-8034 and 8093-53-5501, and

WHEREAS, the site is located north of Hoadly Road and is identified on County maps as GPINs: 8093-53-4346, 8093-52-8034, 8093-61-6698, 8093-61-8799, 8093-62-4844, 8093-62-6720, 8093-52-2616, and 8093-62-8840, and

WHEREAS, the site is designated ORPA (Occoquan Reservoir Protection Area), RN-2, Residential Neighborhood (T-2), and MU-3, Mixed Use - Neighborhood (T-3) in the Comprehensive Plan and, since the first step, the Board of County Supervisors initiated the CPA2024-00003, under resolution No. 24-406 on May 14, 2024; and

WHEREAS, the site is currently zoned A-1, Agricultural and SR-1, Semi-Rural Residential, and

WHEREAS, staff has reviewed the subject application and recommends approval for reasons as stated in the staff report; and

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

WHEREAS, the 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 recommends approval of Rezoning# REZ2024-00023, Hoadly Square, subject to proffers dated October 31, 2025.

ATTACHMENT: Proffer statement dated October 31, 2025.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Oly Peña
Clerk to the Planning Commission

PROFFER STATEMENT

RE: **REZ2024-00023, Hoadly Square Rezoning**
Applicant: JR Real Estate Group, LLC
Owner: Northern Virginia Land Holdings 2, LLC, Connie R. Christopher, Carol C. Ervin, Mid Atlantic Development Company LLC, Richard M. Davis, Ottis T. Davis, Robert Shane Davis, Brian Wayne Davis, & Michelle Payne
Property: 8093-52-2616, 8093-52-8034, 8093-53-4346, 8093-61-6698, 8093-61-8799, 8093-62-4844, 8093-62-6720, & 8093-62-8840 (the "Property")
Acreage: ±57.69 acres
Rezoning: A-1, Agricultural and SR-1, Semi-Rural Residential to PMR, Planned Mixed Residential
Magisterial District: Occoquan
Date: October 31, 2025

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. 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, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

For purposes of this Proffer Statement, "final rezoning" shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal and the mandate issued.

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

- A. Master Zoning Plan entitled "Hoadly Square" prepared by LDC, dated December 15, 2023, last revised September 12, 2025, consisting of the following sheets (the "MZP"):
- Coversheet;
 - Land Use Plan;

- Layout Plan;
 - Open Space & Buffer Plan;
 - Buffer Details;
 - Transportation Plan;
 - Street Sections; and
 - Utility Plan.
- B. Design Guidelines entitled “Hoadly Square,” prepared by LDC, dated September 12, 2025.

USES & SITE DEVELOPMENT

1. Development: Development of the Property shall be in substantial conformance with the Layout Plan.
2. Density: The maximum number of residential units on the Property shall be 265 single-family attached units and 14 duplex units. In addition, the single-family detached unit located on GPIN 8093-52-2616 may remain.
3. Zoning: The Applicant may develop the Property in accordance with the PMR Planned Mixed Residential District, as waived/modified in accordance with these Proffers.

AFFORDABLE HOUSING

4. Affordable Housing: The Applicant shall provide a minimum of 28 affordable dwelling units (“ADU”). Such units shall be made available to households up to 120% of the Area Median Income (“AMI”) as determined by the United States Department of Housing and Urban Development (“HUD”) for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area.
 - a. Affordable Housing Unit: A minimum of 14 units shall be made available to households earning up to 80% AMI as calculated by the 4-person Low-Income Limit for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area.
 - b. Work Force Housing Unit: A minimum of 14 units shall be made available to households earning up to 120% AMI.

5. Affordable Housing Implementation: The ADUs shall be implemented as follows:

- a. **Base Sales Price:** The housing prices to be paid by the abovementioned income tiers shall be such that the monthly mortgage payment does not exceed 30% of the buyer's gross income.
- b. **Disclosure:** The buyer of an ADU shall be provided with a disclosure outlining the conditions in this Proffer 5 and a copy of the approved Proffer Statement.
- c. **Marketing Period:** The Applicant shall market the ADU for a period of 6 months from the issuance of a building permit for the ADU or until the ADU is under contract to income-eligible buyers, whichever occurs first. For purposes of this Proffer, the Applicant may begin marketing the unit at any time. In addition, the following shall apply:
 - i. Upon issuance of the first residential building permit release letter for the Property, the Applicant shall submit to the Director of Housing and Community Development, or its designee, an affidavit outlining the start date for the marketing period and the sales price.
 - ii. In the event the ADU is not under contract within 6 months of the marketing period, the ADU may be converted to market-rate units. In the event any of the aforementioned affordable units are converted to market rate units, the Applicant shall contribute to Housing Proffer Account 50% of the difference in price between the market rate and affordable unit rate. For illustrative purposes, if the ADU sales price is \$275,000 and the market rate sales price is \$325,000, a contribution of \$25,000 would be required to be made to the Prince William County Housing Proffer Account ($\$325,000 - \$275,000 = \$50,000 \times 50\% = \$25,000$).
- d. **Restrictive Covenant:** The affordable units shall be sold subject to a restrictive covenant in the deed of conveyance that restricts the owner(s) thereof from selling the affordable unit at fair market value for a period of 10 years following the date of closing. Said restrictive covenant language shall include at a minimum the following:
 - i. Within the 10-year period from the initial sale, no matter how many times the affordable unit is offered for resale, the unit may only be

purchased by a person(s) meeting the initial AMI percentage requirement;

- ii. The maximum sales price is limited to a 25% discount from the then-market price for comparable units, reflecting any differences in materials from non-affordable units, plus the cost of any documented permanent improvements, customary closing costs, and realtor fees;
 - iii. Upon the sale of an affordable unit within the restricted 10-year period following the date of closing, Prince William County will not share in the purchase price;
 - iv. In the event the ADU is not able to be sold in accordance with 5.d.i–iii above after 6 months of marketing, the ADU may be sold at market rate, and the seller shall pay 50% of the difference between the market rate sales price and the maximum price outlined 5.d.ii. above to the Prince William County Housing Proffer Account at closing.
 - v. In the event the County has not taken over administration of the Affordable Housing Units and Workforce Housing Units income levels of subsequent purchasers, within 10 years of the initial sale, shall be verified in a written form acceptable to the County. Said form shall be provided to the Director of Housing and Community Development by the Seller at least 10 days prior to the settlement date. Within 10 days after settlement, the party conducting the closing of any Affordable Housing Units and Workforce Housing Units shall include a reference to the covenant in the deed and provide to the Director of Housing and Community Development a report including the date of the sale, sales price, and income level of the purchaser(s), and an affidavit from the purchaser confirming that sale complied with these proffers and the covenant/deed restriction.
- e. Management: For purposes of implementation of this Proffer 5, the Applicant shall manage the process of identifying qualified purchasers and administration as outlined in these proffers for initial purchasers and shall report annually to the Director of Housing and Community Development, or its designee, as to the number of purchasers and the purchase price paid for said units until such time that the final ADU is sold. The Applicant shall not be responsible for the management of the resale for any Affordable Housing Unit or Workforce Housing Unit, and verification of resales for any

such unit shall be in accordance with Subsection F, below. The Applicant shall not be required to meet any requirements of any future Affordable Dwelling Unit Ordinance or zoning text amendment change as it relates to Affordable Housing Units and Workforce Housing Units. Notwithstanding the above, the Applicant may enter into a separate written agreement with the appropriate Prince William County agency as to terms and conditions of the administration of the Affordable Housing Units and Workforce Housing Units either by such agency or in coordination with the Applicant. If such an agreement is executed by all relevant parties, then the Affordable Housing Units and Workforce Housing Units shall thereafter be administered solely in accordance with such agreement and the provisions of these Proffers as they apply to Affordable Housing Units and Workforce Housing Units shall be of no further force and effect. Such an agreement and any modifications thereto shall be recorded in the land records of Prince William County.

- f. Verification: In the event the County has not taken over administration of the Affordable Housing Units and Workforce Housing Units, income levels of subsequent purchasers, within 10 years of the initial sale, shall be verified in a written form acceptable to the County. Said form shall be provided to the Director of Housing and Community Development by the Seller at least 10 days prior to the settlement date. Within 10 days after settlement, the party conducting the closing of any Affordable Housing Units and Workforce Housing Units shall include a reference to the covenant in the deed and provide to Director of Housing and Community Development a report including the date of the sale, sales price, and income level of the purchaser(s), and an affidavit from the purchaser confirming that sale complied with these proffers and the covenant/deed restriction.

COMMUNITY DESIGN

6. Design Guidelines: Development on the Property shall be in substantial conformance with the design concepts and details set forth in the Design Guidelines. Minor modifications to the Design Guidelines may be made at the time of final site/subdivision plan. More substantial modifications to the Design Guidelines may be approved by the Prince William County Planning Director, or its designee, who shall notify the Applicant what has been determined in regard to the modification's consistency with the Design Guidelines. The Planning Director's written determination shall include specific references to those portions of the Design Guidelines or conditions of the zoning which are the basis for such determination. The Applicant shall not approve any such substantive amendment

found to be inconsistent by the Planning Director. Changes to allow additional building materials shall be approved by the Planning Director or his designee prior to the issuance of the building permit. Compliance with this proffer shall be evidenced by the submission of building elevations to the Development Services Land Development Division two weeks prior to the request for a building permit release letter.

7. Entrance Signage: In the event the Applicant provides a freestanding entry sign on the Property, such sign shall be monument-style, not to exceed 10 feet in height, and with low-growth landscaping around the base of such sign.
8. EV Charging Capability: Electric Vehicle ("EV") 240kV, or its equivalent. charging capability shall be offered as an option to homebuyers at the time of the initial sale. In addition, the electrical panels within individual homes shall have capacity for EV 240kV, or its equivalent, charging connections.
9. Homeowners Association: The Applicant shall create covenants, conditions, and restrictions to coordinate development within the Property, which include such items as architectural controls, signage, building materials, lighting, and landscaping. Further, the Applicant shall establish an association or multiple associations for the Property to own, operate, and maintain open space, common areas, private roads, trails, sidewalks, signage, other recreation or common facilities (as applicable), street trees and, if appropriate, stormwater management/BMP Facilities installed by the Applicant for the Property, if not otherwise maintained by the County, in accordance with adopted County policies.
10. Landscaping: Landscaping shall be provided in substantial conformance with the Landscape & Buffer Plan. A minimum of 85% of new plantings on the Property shall be plant species native to Virginia. The aforementioned does not prohibit the plantings of Crape Myrtles. Within the areas outside of the limits of clearing and grading, the Applicant reserves the right to remove any existing vegetation if they are found to be dead, dying, invasive, noxious, or adversely affected due to engineering constraints during the construction phase. Buffers shall be provided at the time the adjacent portions of the Property are developed and shall be shown on each respective final site plan.
11. Conservation Resource: In addition to the open spaces and recreation areas in Landbay C, a portion of Landbay C shall be limited by deed restriction and/or a conservation easement committing the use of Landbay C to passive recreation and protected open space, in order to permanently preserve and protect Landbay C

and provide public access. Activities permitted within Landbay C shall be limited to (i) conservation-related pursuits associated with the protected natural open space; (ii) natural surface trails; (iii) stormwater management facilities; and/or (iv) the grading, drainage, utilities, and storm drainage improvements associated with the improvements outlined on MZP and/or the Design Guidelines.

- a. The Applicant shall convey Landbay C to the Homeowners Association established herein, subject to all proffers regarding the improvement, use restrictions, and preservation of the natural area through deed restrictions and/or a conservation easement. Access to the trails provided throughout Landbay C, dedicated at the time of final site/subdivision plan approval, shall be available for use by the general public. To the extent reasonably practicable, a third-party conservation trust shall be included as a party to the conservation easement.
- b. Active recreational activities such as the riding of All-Terrain Vehicles (“ATVs”), four-wheelers, motorcycles, or other motorized vehicles (with the exception of emergency and park maintenance vehicles), and similar active recreational uses shall be prohibited within Landbay C.
- c. Prior to conveyance of Landbay C to the Homeowner’s Association, the Applicant shall record a deed restriction to ensure that Landbay C shall remain in their natural state for the protection and enhancement of existing flora and fauna and shall provide for non-motorized trail and nature viewing opportunities via natural surface trails that will be open to the public.
- d. This area shall only be disturbed as follows:
 - i. The obligations and improvements, including the installation and maintenance of those improvements, are described in these proffers and/or depicted on the MZP or Design Guidelines.
 - ii. The removal of objectionable non-native vegetation, as well as damaged and/or diseased vegetation, to protect life and property.
 - iii. The demolition and removal of any existing structures on the Property, provided that such are re-seeded with a native wildflower and grass mix.

- iv. Management of existing and future native landscapes, including the addition of supplemental plantings, for the enhancement of wildlife habitat.
- v. New utilities (such as electric and community service, stormwater, water and sewer) crossings/encroachments necessary to serve only the Property.
- vi. The removal of trash, debris, and similar discarded materials.

CULTURAL RESOURCES

- 12. Curation: The Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, and other records recovered and produced as a result of the excavations undertaken in connection with the Phase I and Phase II investigations completed to date on the Property, which the Applicant has in its possession within 60 days of final rezoning. 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. The Applicant shall pay to the County a curation fee identical to the Virginia Department of Historical Resources' ("VDHR") curation fee 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.
- 13. Phase II Archaeological Testing: The Applicant completed Phase II archaeology fieldwork on site 44PW2165. The Applicant shall complete the Phase II archaeology report on archaeology site 44PW2165 and submit the report for review and approval, with the first submission of the final site plan on the Property. The qualified professional, the cultural resources testing, and the reports shall meet the standards set forth in the current version of the VDHR Guidelines for Conducting Cultural Resource Survey in Virginia.

ENVIRONMENTAL

- 14. Erosion & Sediment Control Measures: The Applicant shall provide the following erosion and sediment control measures:
 - a. Perimeter Controls: The Applicant shall provide double-tiered erosion and sediment control or their equivalent in connection with construction within the confines of the areas previously designated as ORPA. These controls

shall be provided on the Phase I Erosion and Sediment Control Plan found within the site or subdivision plans(s).

- b. **Sediment Basin:** The Applicant shall install the permanent above-grade pond as part of the Phase 1 Erosion and Sediment Control Plan. This sediment basin shall demonstrate that it exceeds the minimum storage quantity by 50% as set forth by the County's Design and Construction Standards Manual (the "DCSM") or Virginia Stormwater Management Handbook.
15. **Monetary Contribution:** The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre (± 57.69 acres) for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval, with the amount to be based on the acreage reflected on the site plan.
16. **Soil Remediation:** To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting-textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Areas to receive this remediation will be clearly shown on the final site/subdivision plan.
17. **Stormwater Management:** The Applicant shall provide stormwater management on-site or off-site in accordance with the DCSM. Notwithstanding the above, underground stormwater management shall be permitted on the Property. In addition, the following shall apply:
 - a. **Nutrient Credits:** The Applicant shall not purchase off-site nutrient credits to offset disturbance of the natural areas.

- b. Phosphorous Reduction: The Applicant shall reduce the phosphorous load by a minimum of 60%.
18. Underground Stormwater Management Facility: The Applicant may have underground stormwater management facilities on the Property. In the event an underground stormwater management facility(ies) is provided on the Property, the following shall apply:
- a. Maintenance: Underground stormwater management facilities are not eligible for County maintenance and must be privately owned and maintained. Any underground stormwater management facility(ies) constructed on the Property shall be fully maintained by the Homeowners Association (“HOA”) or similar association that is responsible for the maintenance of all commonly owned facilities on the Property. Long-term maintenance agreements are required for privately maintained stormwater management and best management practices.
 - b. Escrow: The Applicant shall provide in an escrow for the benefit of the HOA an amount equal to (i) 20 years of annual maintenance for the underground stormwater management facility(ies); and (ii) 25% of the replacement costs for the underground stormwater management facility(ies). Said escrow amount shall be determined by the Applicant’s civil engineer in consultation with the Director of the Department of Public Works, or their designee, and the underground stormwater management facility(ies) manufacturer and shall be shown on the final site or subdivision plans. Prior to bond release, the Applicant shall place the approved escrow amounts in an account benefiting the HOA and provide proof of deposit in said account to the Director of the Department of Public Works.

PARKS & RECREATION

19. Amenities: The Applicant shall provide an on-site amenity package for the residents that shall include, at a minimum, the following amenities:
- a. A central community park to include, at minimum, an active recreation element, seating, lawn area, amenity structure, and amphitheater;
 - b. A community garden to include seating;
 - c. A dog park to include, at minimum, a dog waste station and seating;

- d. A linear park to include, at minimum, interpretative signage, seating, and fitness stations;
- e. A minimum of 3 pocket parks, of which a minimum of 2 of those pocket parks must include playgrounds designed for ages 2 to 12; and
- f. A 10-foot nature trail to include, at minimum, seating and fitness stations.

Said amenities are generally described in the Design Guidelines, and shall be located and constructed prior to the final building permit for the section in which they are located, and shall be shown on each respective final site plan.

- 20. Monetary Contribution: The Applicant shall make a monetary contribution in the amount of \$44.19 per market rate unit to Prince William County to be used for parks and recreation purposes.

SCHOOLS

- 21. Monetary Contribution: The Applicant shall provide to the Prince William Board of County Supervisors in the amount \$1,649.15 per market rate unit. Said contribution shall be made prior to and as a condition of issuance of an occupancy permit for each residential unit.

TRANSPORTATION

- 22. Access: Subject to approval by Prince William County Department of Transportation ("PWCDOT") and Virginia Department of Transportation ("VDOT"), access to the Property shall be provided as shown on the MZP.
- 23. Bus Shelters: The Applicant shall provide \$35,000 per bus shelter, for two bus shelters on Galveston Court and one on Hoadly Road.
- 24. Inter-parcel Connection: As shown on the MZP, the Applicant shall provide an interparcel connection to GPIN 8093-63-4515.
- 25. Right Turn-Lane: Subject to approval by PWCDOT and VDOT, the Applicant shall provide a westbound right-turn lane and taper at the proposed right-in/right-out entrance along Hoadly Road as shown on the MZP.

26. Signal Reconstruction and Modification: Subject to VDOT approval, the Applicant shall reconstruct and modify the traffic signal at the intersection of Hoadly Road, Queen Chapel Road, and Public Street A intersection. Modification of the traffic signal shall include relocation and/or reconstruction of said signal.
27. STARS Study Monetary Contribution: The Applicant shall make a monetary contribution in the amount of \$25,000 to Prince William County to be used towards studying the Prince William Parkway, Hoadly Road, and Davis Ford Road intersection.

WATER AND SEWER

28. Water and Sewer: The Property shall be served by public sanitary sewer and public water, and the Applicant shall be responsible for those improvements required in order to provide such service for the demand generated by the development of the Property.

MISCELLANEOUS

29. Escalator: In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors within 18 months of the final rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 18 months following the final 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 18 months after the final rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

WAIVERS & MODIFICATIONS

30. Pursuant to Section 32-700.25 of the Prince William County Zoning Ordinance (the "Zoning Ordinance"), the following waivers and modifications to the requirements of the Zoning Ordinance and DCSM shall be deemed granted and approved.
 - a. Waiver of Section 32-250.31.6 of the Zoning Ordinance and Section 802.47 of the DCSM requirement for a 15 foot wide landscape area around public use and community recreation sites.

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- b. Modification of Section 32-250.31.1 of the Zoning Ordinance requiring a 50-foot Type C buffer between Land Bay B and Land Bay D to allow for a 30-foot Type B buffer as shown on the MZP.
- c. Modification of Section 32-306.12.6.E of the Zoning Ordinance to allow for a reduction in the minimum development standards to allow for the development standards as outlined in the Design Guidelines.
- d. Modification of Section 32-306.12.6.F to allow up to 7 dwelling units in a group of single-family attached units.
- e. Modification of Section 32-306.12.6.F of the Zoning Ordinance to allow for a reduction in the minimum development standards to allow for the development standards as shown in the Design Guidelines.
- f. Modification of Section 32-306.12.6.F to increase the maximum building height to 45 feet for the single-family attached units as shown in the design guidelines.
- g. Modification of Section 32-306.12.6.F of the Zoning Ordinance to eliminate the requirement that one-half of the required open space or 15 percent shall be provided within that phase or section to allow for the open space to be provided as outlined in the proffers.
- h. Waiver of Section 32-401.34.1(b) of the Zoning Ordinance requiring the B-3, Convenience Retail District to have at least 200 feet along any contiguous roadways and be served by at least 1 road designated in the Comprehensive Plan as a major collector or larger.
- i. Modification of Section 602.07(G) of the DCSM to reduce the minimum turn lane dimensions on Hoadly Road as shown on the MZP.
- j. Modification of Section 602.07(I) of the DCSM to reduce the curb radius from 35 feet to 25 feet.
- k. Modification of Section 650.16 of the DCSM to allow for the modified UAS-1 Avenue Street Section on a segment of Road B as shown on the MZP.

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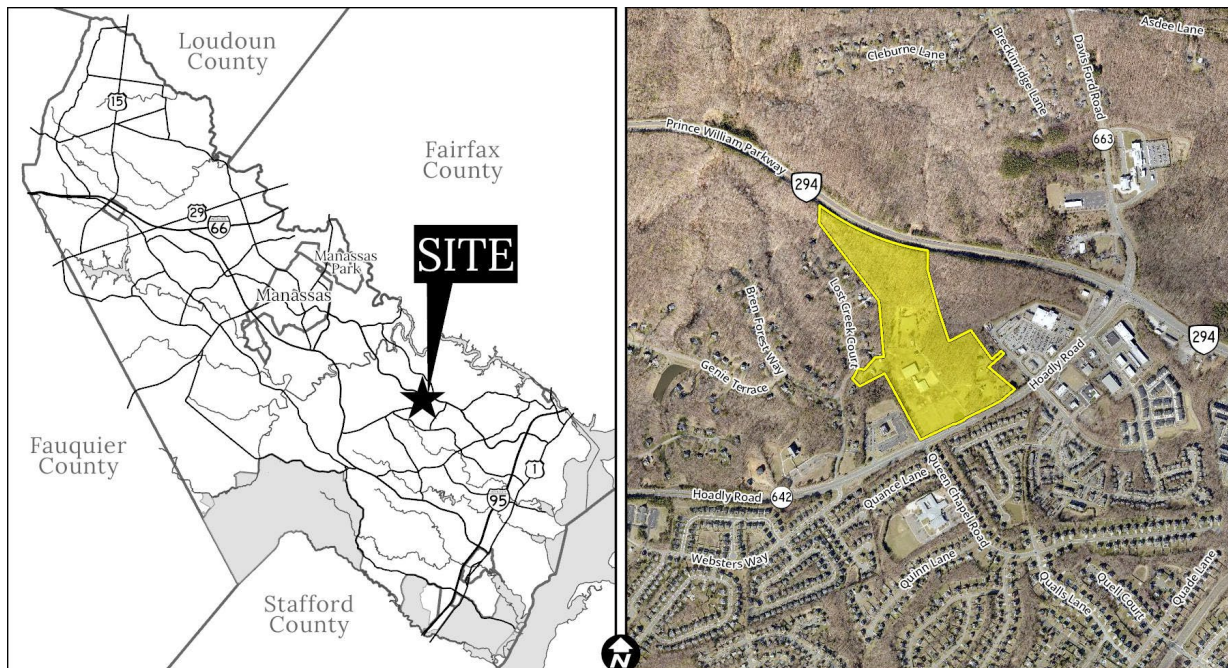
- I. .Modification of Section 802.47 of the DCSM to allow on-lot landscaping to be planted within the common open spaces areas as needed.



STAFF REPORT

PC Meeting Date:	November 19, 2025
Agenda Title:	Rezoning #REZ2024-00023, Hoadly Square
District Impact:	Occoquan Magisterial District
Requested Action:	Approve Rezoning #REZ2024-00023, Hoadly Square, subject to the proffers dated October 31, 2025.
Department:	Planning Office
Staff Lead:	Kobra Babaei, Principal Planner

EXECUTIVE SUMMARY



This is a request to rezone ±57.69 acres from A-1, Agricultural, and SR-1, Semi-Rural, to PMR, Planned Mixed Residential District, to allow for the development of ±279 residential dwelling units to include 265 single-family attached units and 14 duplexes. Several development waivers and modifications are being proposed, including a height modification to increase the height of the townhouse from 35 feet to 45 feet. The subject Property is located north of Hoadly Road and West of Prince William Parkway, approximately 645 ft. west of the intersection of Hoadly Road, Galveston Court, and Ridgefield Village Drive, and is identified on County maps as GPINs: 8093-53-4346, 8093-52-8034, 8093-61-6698, 8093-61-8799, 8093-62-4844, 8093-62-6720, 8093-52-2616, and 8093-62-8840. The site is designated MU-3, Neighborhood Mixed Use with a T-3 Transect, OPRA Occoquan Reservoir Protection, and RN-2

Residential Neighborhood with a T-2 transect in the Comprehensive Plan. The Property is located within the Hoadly Road and Prince William Parkway Highway Corridor Overlay District, Environmental Resource Protection Overlay, and Domestic Fowl Overlay District. There is a concurrent Comprehensive Plan Amendment (CPA) request for approximately ±48.02 acres of Property (GPINs 8093-52-8034 and 8093-53-5501) to change the long-range land use designation from ORPA, Occoquan Reservoir Protection Area, and RN-2, Residential Neighborhood, to MU-3, Neighborhood Mixed Use. GPIN 8093-52-2616 is not included in the CPA request. The application also has a concurrent request for a Comprehensive Plan Amendment (CPA).

Following the request of the Applicant, on November 5, 2025, the Planning Commission deferred the requested rezoning to a certain date on November 19, 2025, under No. 25-104 resolution.

Staff recommends that the Planning Commission recommend approval of Rezoning #REZ2024-00023, Hoadly Square, subject to the proffer statement dated October 31, 2025, the MZP, and the Design Guideline dated September 12, 2025.

BACKGROUND

- A. Request: This is a request to rezone ±57.69 acres from A-1, Agricultural, and SR-1, Semi-Rural, to PMR, Planned Mixed Residential District, to allow for the development of ±279 residential dwelling units to include 265 single-family attached units and 14 duplexes. Several development waivers and modifications are being proposed, including a height modification to increase the height of the townhouse from 35 feet to 45 feet. There is a concurrent Comprehensive Plan Amendment (CPA) request for approximately ±48.02 acres of Property (GPINs 8093-52-8034 and 8093-53-5501) to change the long-range land use designation from ORPA, Occoquan Reservoir Protection Area, and RN-2, Residential Neighborhood, to MU-3, Neighborhood Mixed Use. GPIN 8093-52-2616 is not included in the CPA request. This application has a concurrent request for a Comprehensive Plan Amendment (CPA).

Uses/Features	Existing	Proposed with Rezoning
Zoning	A-1, Agricultural, SR-1, Semi-Rural Residential	PMR, Planned Mixed Residential
Use(s)	Full cover tree (forest area), existing horse farm, and houses	Planned mixed-use residential development with up to 279 dwelling units. (Two types of houses: 256 townhouses, 14 single-family detached)
Uses/Features	Required in PMR, Planned Mixed Residential District	Proposed with PMR, Planned Mixed Residential Development (as proffered)
Rezoning Area	Minimum 10 acres for PMR	±57.69 acres

Residential Unit Type	PMR – 2-unit types/styles	Two types of houses: 265 townhouses, 14 single-family detached
Target Density	ORPA: One DU/Acre MU-3, Mixed-Use Neighborhood 4 – 12 dwelling units/ per acre if CPA approved	Gross density = ± 8.9 du/acre
Target Land Use	ORPA: 100% Residential MU-3 (if CPA approved): Residential = 50% to 85% Nonresidential = 10% to 45% Civic = 5%	Provided mixed-use development (Residential, non-residential, and recreation area), if CPA approval
Target Building Height	ORPA: 1-3 stories MU-3(if approved): T-3 = 3 to 5 stories Townhouse: 35', Duplex: 35'	Waived for: Townhouse: from 35' to 45'
Open Space	ORPA: 60% MU-3 land use (If approved): 30% of the site PMR zoning: 30% of the site	ORPA: ± 27.26 acres PMR+MU-3= ± 9.6 acres $\pm 27.26 + \pm 9.6 = \pm 36.86$ acres, <u>64% of the total Property</u>
Parking Space	708 spaces required	Provided: 1124 spaces except for Land Bay D

B. Site Location: The subject Property is located north of Hoadly Road and West of Prince

William Parkway, approximately 645 ft. west of the intersection of Hoadly Road, Galveston Court, and Ridgfield Village Drive, and is identified on County maps as GPINs: 8093-53-4346, 8093-52-8034, 8093-61-6698, 8093-61-8799, 8093-62-4844, 8093-62-6720, 8093-52-2616, and 8093-62-8840.

C. Comprehensive Plan: The site is designated OPRA Occoquan Reservoir Protection, RN-2 Residential Neighborhood with a T-2 Transect and MU-3, Neighborhood Mixed Use with a T-3 Transect, in the Comprehensive Plan. The Property is located within the Hoadly Road and Prince William Parkway Highway Corridor Overlay District, Environmental Resource Protection Overlay, and Domestic Fowl Overlay District. (There is a concurrent Comprehensive Plan Amendment (CPA) request for approximately ± 48.02 acres of the Property (GPINs 8093-52-8034 and 8093-53-5501) to change the long-range land use designation from ORPA, Occoquan Reservoir Protection Area, and RN-2, Residential Neighborhood, to MU-3, Neighborhood Mixed Use. GPIN 8093-52-2616 is not included in the CPA request. The application consists of two concurrent requests: a Comprehensive Plan Amendment (CPA) and a Rezoning (REZ).

- D. **Zoning:** The site is currently zoned A-1, Agricultural, and SR-1, Semi-Rural. The northern portion of the Property is heavily wooded, the southern area is used as a horse farm (Criswood Farm), and the eastern side is bordered by existing single-family detached homes, and the Dar Alnoor Mosque is adjacent to the Property on the west.
- E. **Surrounding Land Uses:** The subject Property and the surrounding area are designated as SR-1, Semi-Rural Residential, A-1, Agricultural, B-1, General Business, and B-2, Neighborhood Business. The north of the site development is Prince William Parkway, and the south of the proposed development is Hoadly Road. The shopping center and pending application (REZ2024-00048, Maple Valley Grove) are located on the east side of the application. The west the application is surrounded by the mosque and composed of single-family detached homes on Lost Creek Court. The following table summarizes the area's land use and zoning characteristics:

Direction	Existing Land Use	Long-Range Future Land Use	Zoning
North	Prince William Parkway	N/A	N/A
South	Hoadly Road	N/A	N/A
East	Single Family Detached and existing forest area is pending application (REZ2024-00048, Maple Valley Grove)	MU-3, Mixed Use, Neighborhood	A-1, Agricultural
West	The existing Mosque and residential area on Lost Creek Court	ORPA, Occoquan Reservoir Protection Area, RN-2, Residential Neighborhood	SR-1, Semi-Rural and A-1, Agricultural

- F. **Background & Context:** The Applicant, JR Real Estate Group, LLC (the "Applicant"), is proposing to rezone the properties located north of the Hoadly Road (collectively the "Property"), which is approximately 57.69 acres in size. The proposal is to allow for residential development that includes a total of 279 units in a configuration of 265 single-family attached and 14 single-family detached units. Ten percent (10%) of the units (28) will be affordable housing.

On April 20, 2021, a nonconforming use recertification was approved for GPIN 8093-52-8034, covering 28.80 acres, to allow a commercial riding facility on residentially zoned Property without a special use permit.

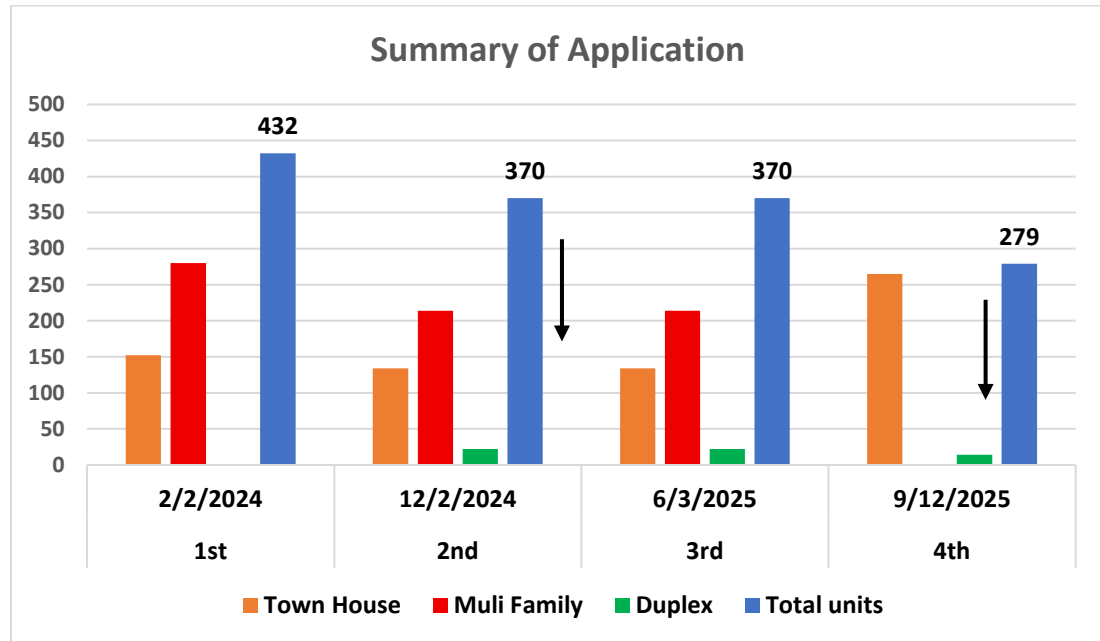
Following the Applicant's request for REZ2024-00023, the Applicant was unable to provide a proposed development layout and density due to the existing long-range land use designations on the site. Therefore, the Applicant submitted CPA2024-00003 to amend the Comprehensive Plan designation from ORPA, Occoquan Reservoir Protection Area, and RN-2, Residential Neighborhood, on approximately ±48.02 acres of the Property (GPINs 8093-52-8034 and 8093-53-5501), to MU-3, Mixed-Use Development. On May 14, 2024, the Board of County Supervisors approved the initiation of the Comprehensive Plan Amendment (CPA) for the above-cited Property under resolution No. 24-406 (attached with staff report).

The initiation of the Board was the first step in the CPA process. There will be two public hearings on the CPA, one before the Planning Commission and the other before the Board. The Board action is final. During this time, the Long-Range Land Use designation does not change the current zoning of the parcels. This CPA request has been reviewed concurrently with the rezoning request application, and public hearings on the CPA request will be held at the same time as the concurrent rezoning application.

On November 5, 2025, the Planning Commission deferred the requested rezoning to a certain date on November 19, 2025, following the request of the Applicant, under No. 25-104 resolution.

Summary of REZ2024-00023, Hoadly Square

Submission	Date	Proposed units			Total units
		Town House	Muli Family	Duplex	
<u>1st</u>	2/2/2024	152	280	0	<u>432</u>
2nd	12/2/2024	134	214	22	370
3rd	6/3/2025	134	214	22	370
<u>4th</u>	09/12/2025	265	0	14	<u>279</u>



In the 1st submission: Initial submittal reviewed under ORPA and CPA processes; discussed overall density and environmental considerations.

2nd submission: Revised REZ & CPA; reduced density; 60% ORPA compliance; focused on environmental layout and land use compatibility.

3rd submission: Applicant purchased additional Property; discussions on commercial area, inter-parcel connections, density, and buffering.

4th submission: Significant density reduction; removed multifamily units; emphasized neighborhood compatibility, environmental protection, and refined site design.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2024-00023, Hoadly Square, subject to the proffers dated October 31, 2025, for the following reasons:

- The proposed rezoning to PMR, Planned Mixed Residential, as proffered, is consistent with and directly implements the MU-3 (Mixed-Use) land use designation proposed in the concurrent Comprehensive Plan Amendment (CPA2024-00003), if approved. The recommendation of CPA for the conservation of ORPA space is met by the Applicant.

- The proposal includes a residential development and non-residential product and overall density that is consistent with the intent of the Comprehensive Plan Amendment (CPA2024-00003), if approved.
- As proffered, this subject proposal will allow for the development of the Property as a cohesive residential community with quality design and onsite amenities, which, in a well-conceived plan, aims to provide a thoughtfully designed community with modern amenities and a high standard of living. As proffered, development will conform substantially to the design concepts and architectural elevations shown in the Design Guidelines.
- The proposed development supports Comprehensive Plan Housing Policy #2: Promote diverse mixed-income housing communities throughout the County that address the demand for additional housing and the demand for affordable housing to meet the needs of residents at all income levels throughout all stages of life. The Applicant proffers to provide 10% (28 units) of the total units as affordable housing.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is designated OPRA Occoquan Reservoir Protection, RN-2 Residential Neighborhood with a T-2 Transect and MU-3, Neighborhood Mixed Use with a T-3 Transect, in the Comprehensive Plan. The Property is located within the Hoadly Road and Prince William Parkway Highway Corridor Overlay District, Environmental Resource Protection Overlay, and Domestic Fowl Overlay District. There is a concurrent Comprehensive Plan Amendment request on approximately ±48.02 acres of Property (GPINs 8093-52-8034 and 8093-53-5501) to change the land use designation from ORPA, Occoquan Reservoir Protection Area, and RN-2, Residential Neighborhood, to MU-3, Neighborhood Mixed Use. The GPIN 8093-52-2616 is not included on the CPA.

The proposed development for PMR, Planned Mixed Residential, is not compatible with ORPA, Occoquan Reservoir Protection Area, but it is consistent with RN-2, Residential Neighborhood, and MU-3, Neighborhood Mixed Use. The Proposed Comprehensive Plan Amendment (CPA) will allow for changing the ORPA, Occoquan Reservoir Protection Area, designation, and increasing density.

The Occoquan Reservoir Protection Area (ORPA) designation recommends development at **1 dwelling unit per 5 acres in an area** for 100% residential development with sensitive environmental features, with an implementing zoning district of SR-5.

LAND USE CHAPTER

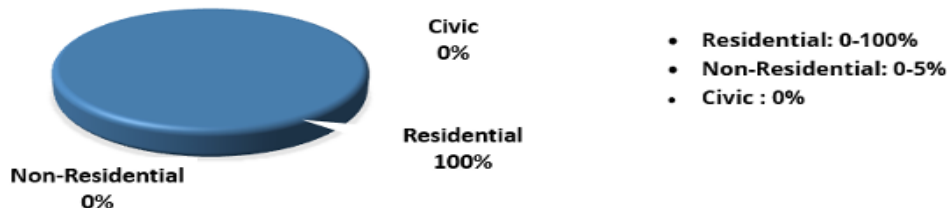
Occoquan Reservoir Protection Area (ORPA)



Occoquan Reservoir Protection Area (ORPA) is designed to protect the Occoquan Reservoir by recommending development at **1 dwelling unit per 5 acres** in areas with **sensitive environmental features**, including, but not limited to; areas with 25 percent or greater slopes, areas with 15 percent or greater slopes in conjunction with soils that have severe limitations, soils with a predominance of marine clays, public water supply sources, wetlands, and critically erodible shorelines and stream banks that could impact the water quality of the Reservoir.

Primary Uses	Secondary Uses	Implementing Zoning Districts
Residential	Community operated parks or clubhouse	SR-5
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Land Use	T-1A: 1du/5 acres	0-0.02 FAR

TARGET LAND USE MIX



Target Building Height	Minimum Open Space
1-3 stories	Up to 60% of site

On the first step, the CPA was initiated on May 14, 2024, by the Board of County Supervisors under the guidelines below:

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

As proffered, the requested Applicant for PMR, Planned Mixed Residential development with two types of houses, with a gross density of ± 8.9 dwelling units per acre, and provided +60% open space, which is compatible with the proposed density range in the Comprehensive Plan (If CPA approved). Based on the staff analysis, the proposal is generally consistent with the land use policy with the intent of the MU-3 land use designations if the CPA 2024-00003 is approved.

Level of Service (LOS): This rezoning proposal is subject to the proffer legislation, Virginia Code Section 15.2-2303.4. Pursuant to Virginia Code Section 15.2-2303.4. (D)(1). The Applicant has provided proffers with the submission package, which indicates that the Applicant deems the proffers to be reasonable and appropriate. Under Section 15.2-2303.4(D)(1), "An Applicant or owner may, at the time of applying pursuant to this section or during the development review process, submit any onsite or offsite proffer that the owner and Applicant deem reasonable and appropriate, as conclusively evidenced by the signed proffers.

A Land Use Impact Analysis Report, prepared by Virginia Proffer Solutions, LLC, dated July 22, 2024, and updated on September 12, 2025, was submitted. The Level of Service (LOS) impacts related to this subject rezoning application would be mitigated by the monetary proffers provided by the Applicant, pursuant to the Proffer Statement, dated October 31, 2025, as follows:

Water Quality	\$75.00 per acre	± 57.69 acres	\$4,347.00
Schools	\$1,649.15 per market rate unit	251 units	\$415,587.00
Park & Recreation	\$44.19 per market rate unit	251 units	\$11,135.25
Bus Shelter	\$35,000 per 3 bus shelter	3 bus shelter	\$105,000
Star Study	\$25,000 to be used towards studying the Prince William Parkway, Hoadly Road, and Davis Ford Road intersection		\$25,000
TOTAL	\$556,722		

The amount of monetary contribution for school and parks is based on the proffer analysis updated on September 12, 2025, and the Applicant excludes the affordable housing from the calculation for monetary contribution.

Community Input

Notice of the rezoning application has been transmitted to Property owners within 1,320 feet of the site, due to the requested building height increase. Below is the report of the Applicant regarding the community outreach:



Hoadly Square Community Outreach Dates

- 1/25/24: LOCCA/PELT Meeting
- 4/18/24: MIDCO Meeting
- 6/5/24: Bren Forest Community Meeting (Lost Creek Court & Bren Forest Way)
- 8/13/24: Supervisor Boddye Town Hall on Hoadly Square
- 10/15/24: Dar Al Noor Meeting
- 10/24/24: LOCCA/PELT Meeting
- 4/17/25: MIDCO Meeting
- 4/24/25: Hoadly Square Community Meeting
- 5/22/25: Bren Forest Community Meeting (Lost Creek Court & Bren Forest Way)
- 6/16/25: One on one meetings with two community members

* Two additional meetings with the Dar Alnoor Board and community members occurred.

During the review of the application, the Planning Office received several opposition comments concerning the Hoadly Square project. Residents' concerns primarily focused on the conservation of environmental resources, preservation of the ORPA land use designation, opposition to high-density development, potential traffic, inter-parcel connectivity to the adjacent mosque Property, and potential effects on air and water quality.

Other Jurisdiction Comments

The subject site is located outside of the required notification area for adjacent jurisdictions.

Legal Issues

If the rezoning request is approved, the ±57.69-acre 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 still be utilized through the by-right uses in the A-1, Agricultural, SR-1, Semi-Rural Residential.

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

Timing

The Planning Commission has until February 20, 2026, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

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KBabaei@pwcgov.org

ATTACHMENTS

Staff Analysis
Master Zoning Plan (MZP)
Design Guidelines
Historical Commission Resolution
CPA Resolution. No.24-406
Planning Commission Resolution

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

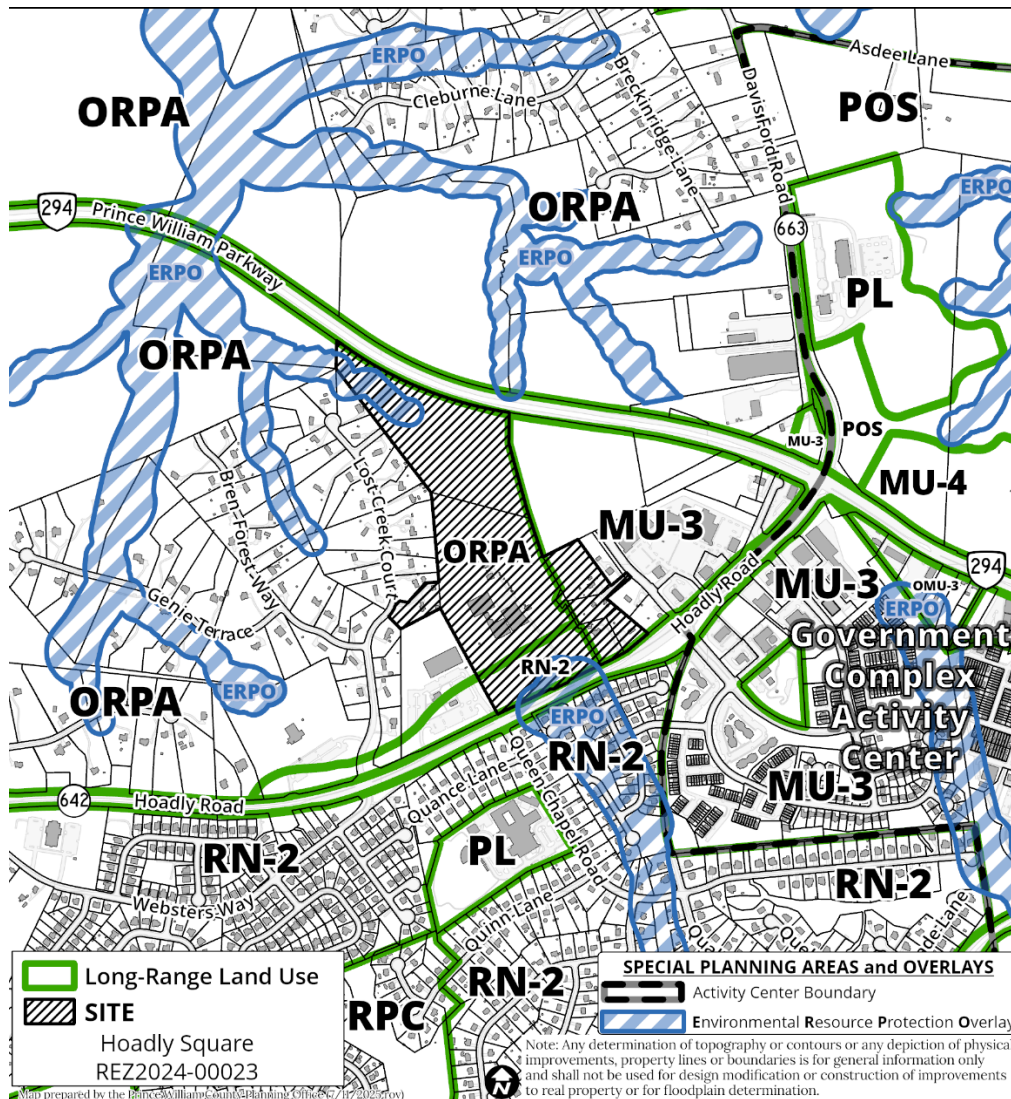
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environmental	No
Fire & Rescue	Yes
Housing	Yes
Parks, Open Space, and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Schools	No
Transportation	Yes

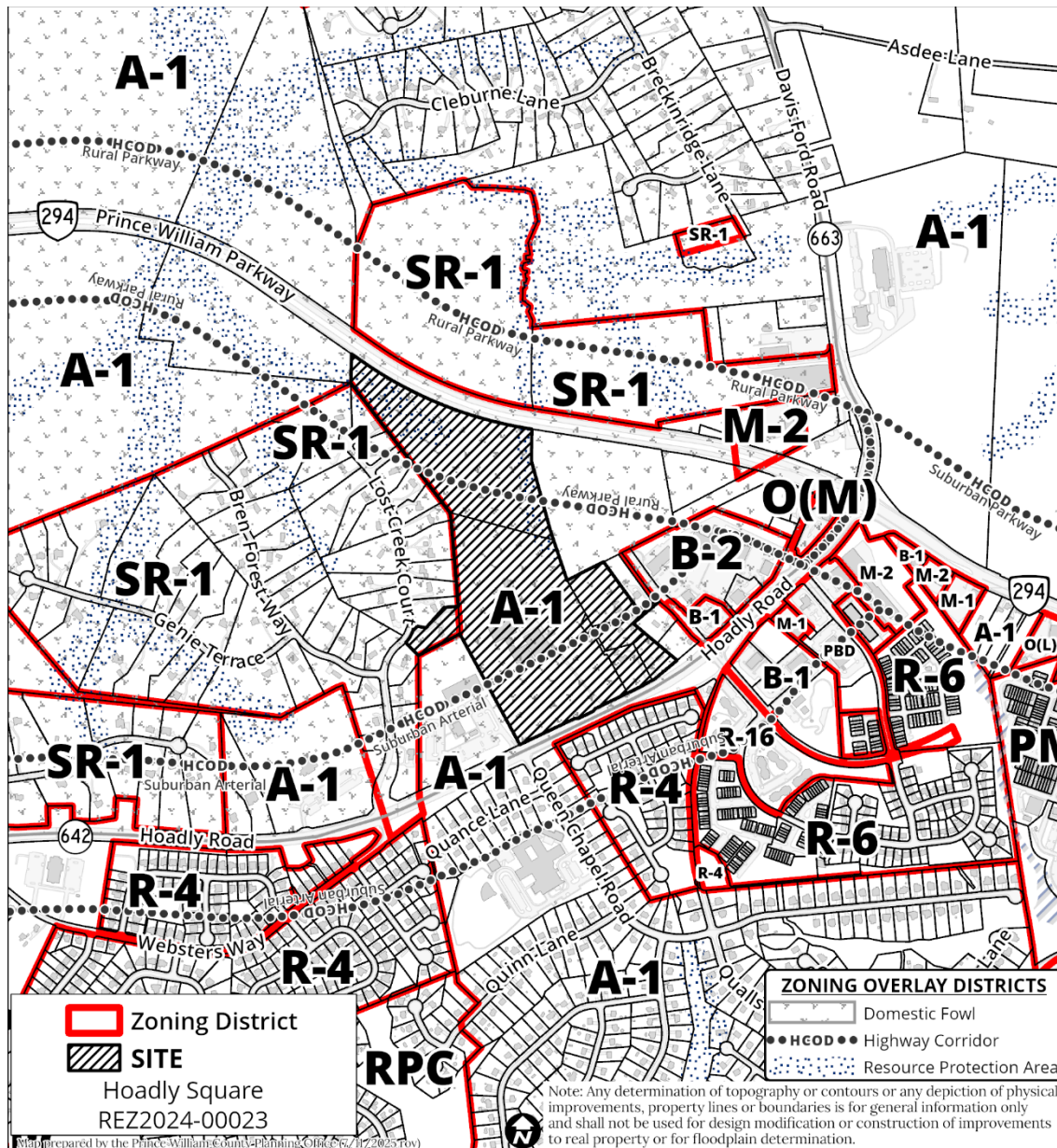
Part II. Comprehensive Plan Consistency Analysis

The following tables summarize the area characteristics (see maps below):

Direction	Existing Land Use	Long-Range Future Land Use
North	Prince William Parkway	N/A
South	Hoadly Road	N/A
East	Tree cover and existing SFD	Mu-3, Mixed-Use Neighborhood
West	Single-family detached community (Lost Creek CT), and the existing building and parking space of the mosque	ORPA, Occoquan Reservoir Protection Area, and RN-2, Residential Neighborhood



Direction	Existing Land Use	Zoning
North	Prince William Parkway	N/A
South	Hoadly Road	N/A
East	Tree cover and existing SFD	A-1, Agricultural
West	Single-family detached community (Lost Creek CT), and the existing building and parking space of the mosque	SR-1, Semi-Rural Residential and A-1, Agricultural



Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided with 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.

The site is designated as ORPA, Occoquan Reservoir Protection Area, RN-2, Residential Neighborhood, and MU-3, Mixed Use Neighborhood, with a Transect 3. This Property is in the Highway Corridor Overlay (HCOD), Environmental Resource Protection Overlay, and Domestic Fowl Overlay District.

The following table summarizes the uses and densities intended within the MU-3:

Long-Range Land Use Map Designation	Intended Uses and Densities
MU-3, Mixed Use Community	<i>Mixed-use live-work centers include both residential and commercial uses arranged in a pedestrian-friendly form. These centers are locations for neighborhood or community commercials, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods. Streets are interconnected and serve cars, cyclists, and pedestrians. Mixed-use centers should be connected by bus transit to nearby destinations and to the nearest rail transit. Affordable and workforce housing is encouraged Countywide.</i> T-3 (MU-3) <i>The primary uses are single-family attached, detached, and multi-family residential, retail, and office. Transect 3 for residential development recommends a density of 4 to 12 dwelling units per acre, with 50%-85% for residential and 10%-45% for non-residential development in the Comprehensive Plan. The target building height of the T-3 is 3 to 5 stories.</i>

ORPA, Occoquan Reservoir Protection Area.	<i>It is designed to protect the Occoquan Reservoir by recommending development at <u>1 DU/5AC</u> with sensitive environmental features. Primary uses are residential and community-operated parks or clubhouses, as secondary uses with a <u>minimum open space of 60%</u>. ORPA, Occoquan Reservoir Protection. It's not compatible with the request of the Applicant.</i>
Highway Corridor Overlay District	<i>The purpose of the Highway Corridor Overlay District(HCOD) in general to protect the health, safety and general welfare of the public by the prevention or reduction of traffic congestion and distracting visual clutter which may result in danger on the public and private streets, a limitation is hereby placed on certain automobile oriented, fast service, quick turnover uses and related signage, which generate traffic in such amount and in such manner as to present the possibility of increased danger to the motoring public and other impediments to safe travel. This district was created to mitigate adverse impacts resulting from development along major thoroughfares in <u>Prince William Parkway and Hoadly Road</u>.</i>
Environmental Resource Protection Overlay District (ERPO) (The Occoquan River is located north of the site.)	<i>The purpose of the Environmental Resource Protection Overlay is to maintain natural spaces, provide a safe environment for residents, control the safety of houses, keep the surface water clean, preserve habitats of wild animals, maintain slope and soil stability, and maintain open spaces between buildings.</i>

Note 1: The zoning and long-range land use designations of the Property located on the west side of the application area (GPIN 8093-52-2616), which contains existing single-family detached development and will remain as part of the Property, are not consistent with the requested PMR zoning. The portion of the Property that was purchased after the CPA request was submitted is zoned SR-1, Semi-Rural Residential, with a long-range land use designation of ORPA, as shown in the blue area on the map below. The Applicant acknowledged that the decision on this parcel was made in connection with Lost Creek being cancelled due to the dissatisfaction of residents.



At the time of the Planning Commission public hearing on November 19, 2025, the long-range land use designations for the subject Property are ORPA, RN-2, and MU-3.

The concurrently requested Comprehensive Plan Amendment (CPA) will be considered on the same public hearing date as the rezoning application. Following the Board of County Supervisors' initiation of the CPA on May 14, 2024, and assuming a recommendation of approval of the CPA by the Planning Commission on November 19, 2025, the proposed rezoning to permit development of 279 residential units would be consistent with the MU-3, Mixed-Use Neighborhood designation.

Note 2: A portion of the site, identified as Land Bay D, has been labeled by the Applicant as a "Potential Future B-3" area without specifying the intended land use or providing sufficient development details. The proposed B-3 designation is not implemented or supported by the Comprehensive Plan, and therefore, the future use of this area is inconsistent with the long-range land use designation requested under the concurrent Comprehensive Plan Amendment. Due to the lack of defined use and design information, staff are unable to evaluate this portion of the site for consistency with the Zoning Ordinance, the Development Standards Manual (DCSM), or compatibility with the adjacent residential and mixed-use areas. Additional clarification regarding the purpose, intensity, and design of Land Bay D is required to ensure compliance with applicable development standards and to assess potential impacts on surrounding properties. The tables below show the inconsistency between the proposed B-3 with MU-3, and the map of the location of Land Bay D.

Zoning and Comprehensive Plan Classification												
Mixed-Use												
Comprehensive Plan Classification												
Districts	MU-TC (T-6)	MU (T-5)	MU (T-4)	MU (T-3)	MU-V (T-1C)	MU-H ³ (T-1B)	OMU (T-4)	OMU (T-3)	OMU (T-2)	COM (T-3)	COM (T-2)	RPC
B-1	✓	✓	✓	✓			✓			✓		
B-2				✓				✓		✓	✓	
B-3					✓	✓						

	T-1B Hamlet	T-1C Village	T-3 Neighborhood	T-4 Community	T-5 Town Center	T-6 Urban Town Center
Primary Uses	Single Family Detached Agribusiness Retail & Retail Service	Single Family Detached Retail & Retail Service	Single Family Detached Single Family Attached Multi-Family Residential Retail & Retail Service Office Institutional	Single Family Attached Multi-Family Residential Retail & Retail Service Office Institutional Hotel	Multifamily Residential Retail & Retail Service Office Institutional Structured Parking	
Secondary Uses	Arts & Entertainment Civic Agritourism (Within the Hamlet)	Arts & Entertainment Civic Office	Arts & Entertainment Civic			
Implementing Zoning District	PMR B-3	PMR B-2 B-3 V	PBD PMD PMR MXD-C B-1 & B-2 R-4, R-6*, R-16*	PBD PMD PMR MXD-C B-1 R-16, R-30* O(H), O(M), O(F)	PBD PMD PMR R-30 R-U MXD-U B-1	
Mix of Uses	Residential: 75-95% Non-Residential: 0-20% Civic: 5+%	Residential: 60-80% Non-Residential: 15-35% Civic: 5+%	Residential: 50-85% Non-Residential: 10-45% Civic: 5+%	Residential: 30-60% Non-Residential: 30-60% Civic: 10+%	Residential: 40-80% Non-Residential: 15-55% Civic: 5+%	
Minimum Open Space	30% of site	30% of site	30% of site	20% of Site	10% of Site	10% of Site

The Perspective of Zoning Ordinance: Sec. 32-306.11. - Secondary uses in residential areas.
(PART 306. PLANNED DEVELOPMENT—PMR, PLANNED MIXED RESIDENTIAL DISTRICT)

Neighborhood commercial and office uses shall be permitted as secondary uses at locations designated on the PMR Master Zoning Plan. Secondary office uses except for data center use shall be permitted, by right, as provided in section 32-402.11, as permitted by section 32-402.12 as secondary uses, and as provided by section 32-402.13 by Special Use Permit (**OFFICE DISTRICTS**)

Secondary commercial uses shall be permitted by right, as provided in section 32-401.31, uses as provided by section 32-401.32 as secondary uses, uses as provided by section 32-401.33 by Special Use Permit (**B-3, Convenience Retail District**)

The intent of the B-3 District is to provide for areas within the rural area as defined by the Comprehensive Plan, where convenience goods and services may be located. The B-3 District is intended to implement the convenience retail land use classification of the Comprehensive Plan.

The requested B-3, Neighborhood Business District, is not consistent with the MU-3, Neighborhood Mixed Use, designation of the Comprehensive Plan. The MU-3 designation supports a mix of residential and low-intensity nonresidential uses and identifies the B-1 and B-2 districts as the appropriate implementing zoning categories. Since B-3 is not listed as a compatible district under MU-3, the Applicant should provide open space on the portion of the application that is not in the MU-3.



This will help ensure small-scale, low-intensity development that is compatible with the surrounding residential uses, with appropriate proffers and design conditions provided by the Applicant.

Land Use Mix Analysis

Within the MU-3 land use designation, single-family attached, single-family detached, and multi-family housing, retail, office, and retail service are the prescribed primary uses. The targeted residential density for residential developments with the T-3 density transect is 4 to 12 dwelling units per acre.

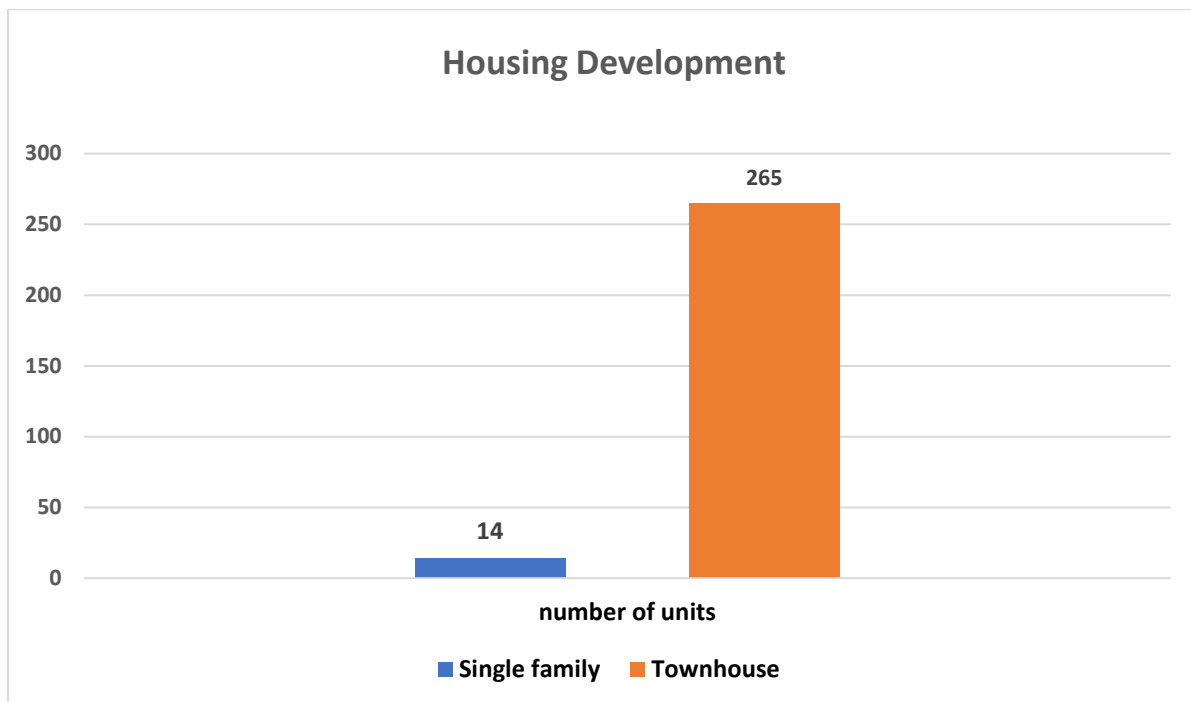
The minimum recommended open space is 30% of the site. The targeted mix of land uses in MU-3 areas, as a whole, is as follows:

- Residential: 50% – 85%
- Non-Residential: 10% – 45%
- Civic: ±5%

The proposal is to rezone the ±57.69-acre project area to PMR, Planning Mixed Residential, to allow for the residential development with a maximum of 279 dwelling units (265 single-family attached, and 14 single-family detached) with protected open space, following the ORPA, PMR, and MU-3 Designation.

As currently proposed, the density is ±8.9 dwelling units per acre, which is within the suggested MU-3 density range.

The information below represents the type of housing development



<i>Unit Type</i>	<i>Single-family detached</i>	<i>Townhouse</i>
<i>Number of Units</i>	14	265
<i>Percentage</i>	5%	95%
<i>Total</i>	279	

Proposal's Strengths

- Land Use & Zoning Compatibility: Subject to approval of the CPA, the proposed PMR rezoning with a high designation will support a low to medium-density residential community consistent with the Comprehensive Plan. The development will provide two housing types across approximately 57.69 acres, aligning with the recommended density range for the MU-3, PMR land use designation, and the character of the surrounding area.
- Open Space Consistency: The Applicant provides +60% open space throughout the project area based on the CPA guideline on ORPA recommendation, which is greater than the recommended 30% open space within the MU-3 designation and 30% in the PMR policy. The open space will be integrated with the recreation facility and amenities, and a portion of the Land Bay C.

Open Space

<u>Zoning Designation</u>	<u>Total Site Area</u>	<u>Required Open Space</u>	<u>**Provided Open Space</u>	<u>Compliance</u>
*ORPA	±41.12 acres	60% = ±24.67 acres	±27.26 acres	YES
PMR, MU-3 (non-ORPA, permit for development)	±16.45 (40% of ORPA permits to develop) Non ORPA area (RN-2+MU-3): ±14.81 acres 16.45+14.81= ±31.26 acres (Remain for development) ±31.26 acres	30%=±9.3 acre	±9.6 acres	YES
Total of the site	±57.69 acres		±24.67+±9.3= ±34 acres, ±60% of the total Property	YES

*Excluding the GPIN: 8093-52-2616 from the calculation, since it is not part of the CPA2024-00003.

******: Based on the MZP information for open space

Proposal's Weaknesses

- The zoning and long-range land use designations of the Property located on the west side of the application area (GPIN 8093-52-2616), which contains existing single-family detached

development and will remain as part of the Property, are not consistent with the requested PMR zoning. The portion of the Property that was purchased after the CPA request is zoned SR-1, Semi-Rural Residential, with a long-range land use designation of ORPA. The proposed commercial development on Land Bay D is also not consistent with MU-3. More details referenced above about the Land Bay D.

Consistency Recommendation

- Staff recommend that this application is consistent with the relevant components of the Long-Range Land Use Plan, subject to approval of the CPA 2024-00003. The proposed subdistrict of the PMR District for GPIN 8093-52-2616 is not consistent with the implementing districts in the Comprehensive 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.

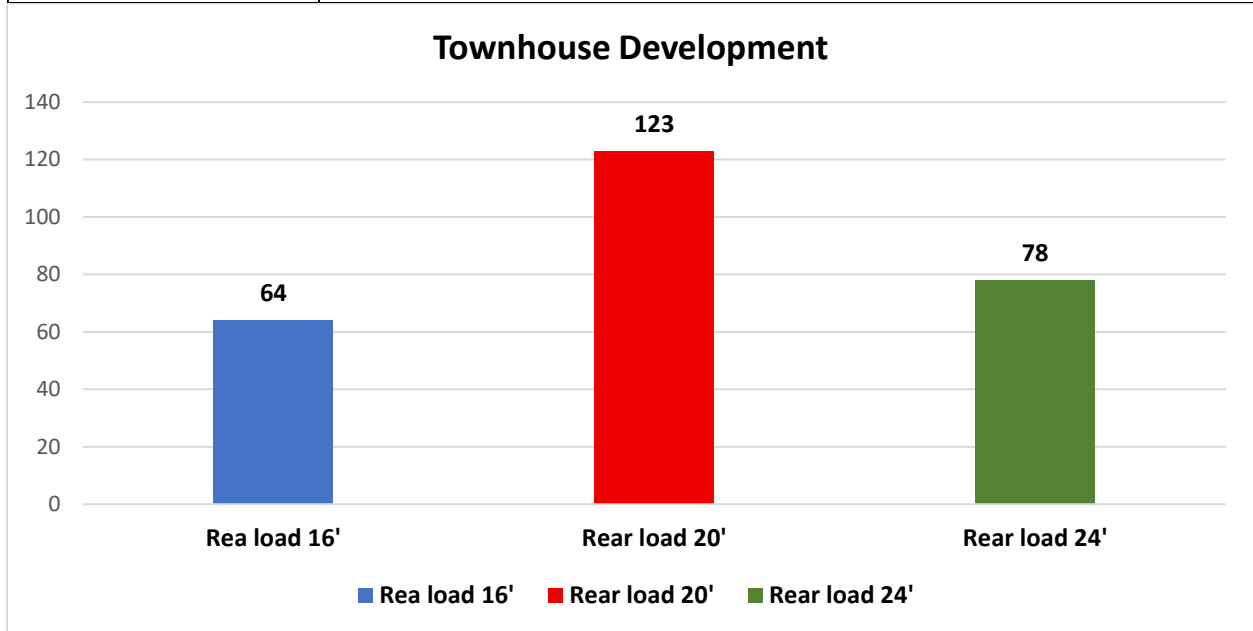
The Applicant is proffering a Master Zoning Plan (MZIP) and Design Guidelines, including subdivision layout details, access improvements, internal circulation, street orientation, pedestrian connections, landscape buffering, open space areas, and onsite amenities. The provision for a monument-style entry sign feature with low-growth landscaping is being offered. Additionally, a homeowner's association (HOA) will be created and shall be responsible for the management of design standards/covenants and any maintenance of common area open space, pedestrian trails, public amenities, and stormwater management facilities.

This proposed development provides a range of townhouse options with a blend of a clubhouse and amenity area. The application is a combination of residential and non-residential development.

Residential Development: The proposed residential development consists of two types of residential units. 265 townhouses with different widths and 14 duplex houses.

Townhouse development

Type of townhouse	Rear load 16'	Rear Load 20'	Rear Load 24'
Number of units	64	123	78
Total	265		



From the 1st submission to the 4th submission, the number and type of units changed. Ninety-five percent (95%) of the units are townhouses, and the Applicant provides just 14 single-family detached units that are not compatible with this project. Staff prefer to have a more type of single-family detached type to create harmony with the adjacent and harmony on development.

Density: For the calculation of density, the Environmental Resource Protection Area should be excluded from the density. The determination and recommendation of conservation of 60% of the ORPA area is based on the standard of Environmental Resources Protection (ERPO)

ENVIRONMENTAL RESOURCES DATA		
ENVIRONMENTAL RESOURCE	SQUARE FEET	ACRES
Slopes 15-24.9%	303,200	6.961
Slopes 25+%	188,700	4.332
FEMA 100 Year Floodplain	0	0.000
Resource Protection Areas	271,243	6.227
Marine Clay Soils	0	0.000
Public Water Supply	0	0.000
Critically Erodible Stream Banks	8,838	0.203
Highly Erodible Soils	1,044,944	23.989
Highly Permeable Soils	0	0.000
Jurisdictional WOTUS	62,562	1.436
OVERALL ERPO*	576,622	13.24

*The ERPO is comprised of several different environmental resources which overlap. The overall ERPO takes into account this overlap and encompasses the total area covered by 1 or more environmental resource.

Environmental Resources Protection (ERPO)



Environmental Resource Protection Overlay (ERPO) is an overlay area located in sensitive environmental places in which special building regulations and restrictions operate in order to help to maintain natural integrity. The purpose of the Environmental Resource Protection Overlay is to maintain natural spaces, provide a safe environment for residents, control the safety of houses, keep the surface water clean, preserve habitats of wild animals, maintain slope and soil stability, as well as maintaining open spaces between buildings. All 100-year floodplains, Resource Protection Areas, areas with 25 percent or greater slopes, areas with 15 percent or greater slopes in conjunction with soils that have severe limitations, soils with a predominance of marine clays, public water supply sources, wetlands, and critically erodible shorelines and stream banks. These areas should be considered as open space. ER areas should not be included in density calculations except in Activity Centers, Redevelopment Corridors, Small Area Plans and Targeted Industries.

The table below shows the calculation for the density

Total area (excluding 60%ER+RN-2+MU-3)	Proposed Units	Density excluding the ORPA
1) ORPA area: ±41.12 acres 60% of ORPA: ± 24.67 acres 41.12-24.67=±16.45 (40% of ORPA permits to develop) Non ORPA area (RN-2+MU-3): ±14.81 acres 16.45+14.81= ±31.26 acres (Remain for development)	279 Residential Units	279/31.26=±8.9 DU/ACRE

*To calculate the total density: the GPIN 8093-52-2616, excluded from the calculation, since it is not part of the CPA2024-00003.

The maximum residential density of each PMR District shall be established by **reference to the Comprehensive Plan (Sec. 32-306.03)**

The density of the application is not compatible with ORPA and RN-2, but it is consistent with MU-3, if the CPA 2024-00003 is approved concurrently with REZ2024-00023. Mu-3 will allow for development with a density of 4-12 dwelling units per acre.

Note: While the proposed development meets the Comprehensive Plan Amendment (CPA)-approved density (MU-3: 4-12 du/acre) and requires open space consistent with the MU-3 designation (30%), staff notes that these parameters do not reflect the intent of the Occoquan Reservoir Protection Area (ORPA) designation. The ORPA is specifically intended to protect the Occoquan Reservoir by encouraging low- to moderate-density residential development and minimizing impacts on sensitive environmental resources. Following the conservation of natural resources and long-range vision, staff recommend that any future development within the ORPA portion of the site be carefully designed to reflect the environmental sensitivity of the area and to better align with the low-density development envisioned under the ORPA guidance. Staff recommend a smooth transition in density, with the ORPA area developed at a low density and adjacent areas designed at a moderate density to ensure compatibility with the environmental sensitivity of the site.

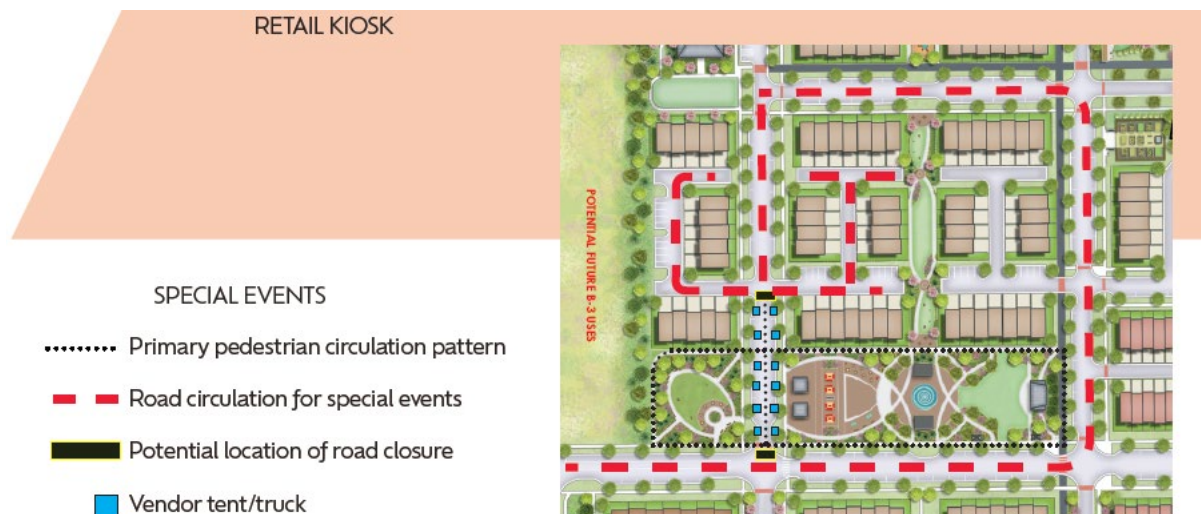
The PMR development standards for townhouses are requested to be waived by the Applicant, and the Applicant requested to increase the height of the townhouses from 35' to 45', since the height of the adjacent residential community is 35 feet.

Non-Residential Development: The proposed development consists of residential units and a non-residential area. The information provided on the Design Guideline shows the two concepts for non-residential areas: 1) Outdoor Kiosks and 2) proposed commercial development on Land Bay D.

Outdoor kiosks: shall be meticulously crafted for enduring outdoor use, with a focus on long-lasting durability and the ability to withstand various weather conditions. These kiosks should be designed

to incorporate a diverse range of high-quality components that enhance the aesthetic appeal of the environment in which they are placed.

SPECIAL EVENTS: The segment of roads between two parks, one of which includes the retail kiosks, is poised to offer recreational opportunities for both residents and the wider community. The location adjacent to the proposed public road ensures high visibility and makes it an ideal venue for hosting planned special events. During seasonal festivals, road closures will prioritize pedestrian access, allowing for the setup of tents and other facilities. The road network allows road circulation without isolating any residents.



The classification of MU-3 includes both residential and commercial uses arranged in a pedestrian-friendly form. These centers are locations for community commerce, **entertainment** destinations, and public facilities directly accessible to surrounding neighborhoods. Streets are interconnected and serve cars, cyclists, and pedestrians. Mixed-use centers should be connected by bus transit to nearby destinations and to the nearest rail transit. The Applicant's request to operate a kiosk and host special events requires careful consideration of applicable regulations. Pursuant to the Zoning Ordinance (Section 18), the process and permits for outdoor activities, including temporary or permanent structures and special events, must be followed. Staff recommend that the Applicant ensure compliance with all permitting requirements, including any site plan approvals, operational limitations, and safety standards, prior to the commencement of activities. Additionally, conditions addressing hours of operation, noise, and pedestrian or vehicular circulation may be appropriate to minimize potential impacts on surrounding properties and public spaces.

B-3. Convenience Retail District: Land Bay D is requested for the Convenience Retail District, that completely explained in the above staff report.



Proposal's Strengths

- **Building Design Theme & Quality:** To ensure that the site is developed cohesively throughout the development, the Applicant has proffered that all dwellings on the Property shall be in substantial conformance with the design concepts and details established in the Design

Guidelines prior to the approval of the first final site/subdivision plan for approximately ±920 residential uses based on the average household of the 3.3 in PWC. Additionally, the Design Guidelines provide illustrative renderings of the proposed development, which demonstrate the type of architecture planned by the Applicant for each of the proposed dwelling unit types.

- Multi-recreational Design and pedestrian connectivity: The Applicant includes Design Guidelines in its application materials and proposes to develop in substantial conformance with those Design Guidelines. Included in the Design Guidelines are details regarding the sidewalk and open space, as well as community amenities.
- Sustainability: As proffered, Electric Vehicle (“EV”) level 2 charging stations shall be offered as an option to homebuyers at the time of the initial sale.

Proposal’s Weaknesses

- Request to waive the PMR development standards: In numerous circumstances, the Applicant proposes to waive the PMR development standards. All the townhouses have a reduction in setbacks, building footprints, and rows of townhouses, along with a request to increase the height from 35 feet to 45 feet. For the proposed duplex units, the Applicant also requests waivers from the minimum lot area per unit and minimum lot width requirements.
- Undefined Land Use (Land Bay D): A portion of the site, identified as Land Bay D, has been labeled by the Applicant as a “Potential Future B-3” area without specifying the intended land use or providing sufficient development details. The absence of defined use and design information prevents staff from evaluating compliance with the Zoning Ordinance and the Design and Construction Standards Manual (DCSM) for nonresidential uses. Further clarification and detailed information regarding the proposed use, intensity, and design standards are necessary to ensure consistency with PMR development regulations and to assess potential impacts on adjacent residential and commercial areas.
- Noise pollution: The proposed part of the development is located along Hoadly Road, a major roadway with significant traffic volume. As a result, noise pollution is a potential concern, particularly for residential units located closest to Hoadly Road. Additional mitigation measures, such as enhanced landscaping buffers or noise-reducing design features, should be considered to minimize potential impacts on future residents.

Consistency Recommendation

- Staff recommend that this application is consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Cultural Resources are tangible links to our shared history, which have shaped societal values and provided us with a better understanding of who we are. Good Cultural Resources Management (CRM) practices guide smart and sustainable development while also safeguarding the County's history and retaining a sense of place. Prince William County promotes the identification, research, evaluation, preservation, and documentation consistent with state and federal guidelines and encourages interpretation of cultural resource sites and the heritage tourism opportunities these sites present. Cultural resources are found in architectural or archaeological sites, historic districts, cemeteries, battlefields, cultural landscapes, museum objects, and archival materials and come from all time periods and ethnicities, including minority communities. The Cultural Resources Plan's policies and action strategies provide a framework for the Board of County Supervisors, as well as boards, commissions, staff, citizens, and the development community to guide preservation decisions.

A Phase I cultural resources study was submitted as part of this application. Three new archaeology sites were identified: 44PW2165, 44PW2168, and 44PW2169. Archaeology site 44PW2165 is a pre-contact lithic quarry and workshop. It exhibits integrity. and is recommended to be potentially eligible for listing on the National Register of Historic Places (NRHP) and the Virginia Landmarks Register (VLR) under Criterion D, exhibiting a high potential for yielding information, important in pre-contact history. The development proposes preserving this archaeological site.

Archaeology site 44PW2168 is a late nineteenth through mid-twentieth century artifact scatter that was found in a pasture for horses. It consisted of 10 artifacts of iron, Brink, container glass, and unidentified nails. The site exhibits little subsurface integrity. Based on the results of this survey, the archaeological site 44PW2168 was recommended as not eligible for listing on the NRHP/VLR under Criterion D, exhibiting a low potential for yielding information important in history.

Archaeology site 44PW2169 is a historic site and dates from the late nineteenth to the modern era. A wide range of artifacts were recovered and consisted of colorless bottle glass, glass jars, goblets, and a saltshaker. Ceramic wares included stoneware tableware, whiteware tableware, and a fork and

a spoon. A wide range of manufacturer dates applies to this artifact assemblage. These artifacts were found in mixed soil contexts, with artifacts exhibiting widely differing dates of manufacture found in the same strata. Based on the results of this survey, the archaeological site 44PW2169 was recommended as not eligible for listing on the NRHP/VLR under Criterion D, exhibiting a low potential for yielding information important in history.

The Historical Commission in their review of the submission of one of these applications, on March 12, 2024, and the meeting on April 9th, recommended **additional work** on the archaeology site 44PW2165. After design changes and the proposed preservation of archaeology site 44PW2165, the Historical Commission recommended **no further work** on January 14, 2025, during their regularly scheduled meeting.

The Applicant completed Phase II archaeological excavations on archaeological site 44PW2165. After excavation, it was evident that this site warranted mitigation. The Applicant is avoiding this site and preserving this site in place. The Applicant proffered to complete the Phase II archaeology report.

The Applicant proffers to curate with the County all artifacts, field records, laboratory records, photographic records, and other records recovered and produced as a result of the excavations undertaken in connection with the Phase I and Phase II investigations completed to date on the Property, which the Applicant has in its possession. 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. The Applicant shall pay to the County a curation fee identical to the Virginia Department of Historical Resources' curation fee 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.

Proposal's Strengths

- The Applicant completed and submitted a Phase I archaeological study across the proposed development and completed a Phase II evaluation on one archaeological testing on site, 44W2165.
- The Applicant proffered to complete the Phase II archaeology report on 44PW2165.
- The Applicant proffered artifact curation with the County.

Proposal's Weaknesses

- None-identified.

Consistency Recommendation

- Staff recommend that this application is 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 the 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 a mix of mature hardwood forests, RPA, active farm pastures, residential home sites, and outbuildings. Natural land features include 2 RPAs and headwater intermittent streams and wetlands leading to the Occoquan, steep slopes over highly erodible soils, and 61 Specimen Trees. The majority of the site is within the Occoquan Reservoir Protection Area (ORPA), with a small portion along Hoadly Road designated RN-2 and a portion of the eastern side designated MU-3. The site has frontage on Prince William Parkway and Hoadly Road. Both are covered by Highway Corridor Overlay Districts.

- ✓ *Most of the site lies within the Occoquan Reservoir Preservation Area (ORPA). The ORPA was created to protect the sensitive environmental features and the public water supply of this region. The Comprehensive Plan notes that protection is to be achieved through low-density development. Which is why the ORPA calls for 1 dwelling unit per 5 acres. Such development is able to preserve forest cover at a high level. The land within the ORPA is currently characterized by dense native forest. Approximately 70% of the ORPA is currently covered by forests that provide immense water quality benefits, which are lost as land is converted from forest to impervious surfaces and disturbed soils.*
Staff recommends the Applicant reduce the proposed density to be consistent with 4du/1 acre and preserve the entirety of the forest cover in the northern parcel (GPIN: 8093-53-4346). A proffer is needed, committing to retaining the undisturbed forest as protected open space (EN-3). Staff recommend reducing the density to 4du/ac. The northern forestland is designated as natural open space, and a part of the trail system has been potentially removed. Staff appreciate this effort to conserve natural resources.

Water Quality

The Applicant has proffered to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre (±57.69 acres) for water quality monitoring, drainage improvements, and/or stream restoration projects. The said contribution shall be made prior to and as a condition of final site plan approval, with the amount to be based on the site acreage.

Proposal's Strengths

- Soil Remediation: As proffered, to facilitate the adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands, and buffers, that have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3'; and b) a top dressing of 4" to 6" of clean topsoil provided. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Areas to receive this remediation will be clearly shown on the final site/subdivision plan.
- Erosion & Sediment Control Measure: As proffered, the Applicant shall provide the following erosion and sediment control measures:
 - A) Perimeter Controls: The Applicant shall provide double-tiered erosion and sediment control or their equivalent in connection with construction within the confines of the areas previously designated as ORPA. These controls shall be provided on the Phase I Erosion and Sediment Control Plan found within the site or subdivision plans(s).
 - B) Sediment Basin: The Applicant shall install the permanent above-grade pond as part of the Phase 1 Erosion and Sediment Control Plan. This sediment basin shall demonstrate that it exceeds the minimum storage quantity by 50% as set forth by the County's Design and Construction Standards Manual (the "DCSM") or Virginia Stormwater Management Handbook.
- Storm Water Management (SWM): As proffered, the Applicant shall provide the maintenance agreement with the County and necessary easement and grant for Prince William County.
- Conservation Resource: Following the CPA recommendation and conservation of ORPA policy, the Applicant proffer process of conservation of natural open space according to details on the proffer dated October 31, 2025.

Proposal's Weaknesses

- The provided commercial development on the proposed development area is not based on the ORPA designation. The Occoquan Reservoir Protection Area (ORPA) is designed to protect the Occoquan Reservoir by recommending primary uses for low-density residential development.
- Waiver of the requirement buffer between land bays B and D, and Hoadly Road. Staff do not support the requested modification to reduce the required 50-foot Type C buffer to a 30-foot Type B buffer between Land Bays B and D, as the Applicant has not identified the proposed

use or purpose of Land Bay D. Without this information, staff cannot evaluate the appropriateness of the reduced buffer or potential impacts.

- **Deficiency of Buffer:** The CPA2024-00003, initiated with below guidance: Encourage the preservation of a natural buffer or existing woodland or forestation area of at least 50 feet along each side of all significant non-RPA streams.
- **High Density:** The Applicant proposed to develop the area in the center. Centralization and intensity are the recommendations of the staff regarding the conservation quality of rich natural resources, air, and water. The applicant proposes higher-density development concentrated in the central portion of the site. While this approach centralizes development, staff find that the overall intensity may still be inconsistent with the environmental sensitivity of the area and the intent of the ORPA designation to promote 1 dwelling unit per acre.
- **Not sufficient trail:** The proposed walking trail is a valuable amenity, particularly for this area and its intended use. Consider extending the trail to incorporate the existing forested area, providing heavily shaded paths and the opportunity for residents to engage more closely with nature while walking. Staff understand there are some environmental features on the site which may make extension of the trail into the nearby wooded area difficult, but do not see the task as impossible and continue to encourage the Applicant to utilize this area to the greatest extent possible.

Consistency Recommendation

- Staff recommend that this application is Inconsistent 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, and 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 the risk of injury or death to County residents, the establishment of educational programs, such as cardiopulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage the installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #26 (Prince William Commons) is the first due fire/rescue resource for the subject Property. The site is within the required 4.0-minute travel time for Basic Life Support and Fire, and

within the required 8.0-minute travel time for Advanced Life Support. In FY 2024, Fire/Rescue Station #26 responded to 2000 incidents with a workload capacity of 2024 incidents per year.

Regarding the sensitivity of the application (close to forest, shopping center, mosque, with residential and non-residential development of the application, all onsite circulation, fire protection, emergency access, and height requirements will need to be reconfirmed during the site plan review.

Proposal's Strengths

- Inside of 4.0 and 8.0-Minute Travel Time: The site is located within the required 4.0 and 8.0-minute travel time for advanced life support services.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommend that this application is 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 to the elimination of neighborhood light and substandard housing. The Housing Plan sets out policies and action strategies that further the County's goal of identifying locations and criteria for the provision of diverse housing opportunities for all segments of our population and to promote economic development. The Plan includes recommendations relating to neighborhood preservation and improvement, affordable housing, special needs housing, and public/private partnerships to address housing needs.

The Comprehensive Plan has the following Housing Policy #2:

Promote diverse mixed-income housing communities throughout the County that address the demand for additional housing, the demand for a variety of housing, and the demand for affordable housing to meet the needs of residents at all income levels throughout all stages of life.

Since there are now adopted policies for housing affordability in the County, an affordability component should be considered at some level for this project. The Applicant has directly addressed this through a commitment to deliver affordable housing as follows and as proffered:

- Affordable Housing: The Applicant shall provide a minimum of 28 affordable dwelling units. Such units shall be made available to households earning up to 120% of the Area Median

Income ("AMI") determined by the United States Department of Housing and Urban Development ("HUD") for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area.

- A minimum of (14) single-family attached units shall be made available to households earning up to 80% AMI.
- A minimum of (14) single-family attached units shall be made available to households earning up to 120% AMI.

Proposal's Strengths

- Commitment to Affordable Dwelling Units: As proffered, the Applicant shall provide a minimum of 28 affordable dwelling units. Such units should be made available to households earning up to 120% of the Area Median Income (AMI).
 - Nine (14) single-family attached units are made available to households earning up to 80% AMI.
 - Ten (14) single-family attached units made available to households earning up to 120% AMI.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommend that this application is consistent with the relevant components of the Housing 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 parks, open spaces, 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 set out policies and action strategies that further the County's goal of providing parklands 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 plan and implement a comprehensive countywide network of trails.

The Department of Parks and Recreation (DPR) has reviewed a copy of the subject application and offers the following comments, relevant to the level of service (LOS) standards contained in the Parks, Open Space, and Trails Chapter of the Prince William County Comprehensive Plan (adopted March 10, 2020) and park goals identified in the DRPT Parks, Recreation and Open Space Master Plan (adopted October 6, 2020).

Proffers #18; Amenities: The Applicant shall provide an on-site amenity package that includes amenities for the residents, which shall include, at a minimum, the following amenities:

- A. A central community park includes, at minimum, an active recreation element, seating, lawn area, amenity structure, and amphitheater.
- B. A community garden includes seating.
- C. A dog park to include, at a minimum, a dog waste station and seating
- D. A linear park includes, at a minimum, interpretative signage, seating, and fitness stations.
- E. A minimum of 3 pocket parks, of which a minimum of 2 of those pocket parks must include playgrounds designed for ages 2 to 12; and
- F. A 10' nature trail to include, at minimum, seating and fitness stations.

Note: Staff recommend the Applicant consider expanding the nature trail to connect the trailhead park and community clubhouse around the SWM pond. However, during a meeting with the Applicant and in response to comments of the staff, the Applicant noted that, based on feedback from residents of the adjacent Bren Forest community and the District Supervisor—as well as the physical constraints of the area—the trail expansion was not pursued, as a trail in proximity to Bren Forest residences was not desired.

The proper layout of any on-site playground should be designed before the final plan.

Since the soccer field was removed, the applicant should enhance the area with trails, landscaping, or other suitable amenities within the utility easement. (updated comment from P&R on 4th submission)

Proposal's Strengths

- Onsite Community & Recreational Amenities: As proffered, the Applicant shall provide an on-site amenity package depicted on the Design Guideline that includes the above-listed.
- Monetary Contribution: The Applicant shall make a monetary contribution in the amount of \$44.19 per market rate unit to Prince William County to be used for parks and recreation purposes.

Proposal Weaknesses

- None identified.

Consistency Recommendation

- Staff recommend that this application is consistent with the relevant components of the Parks, Recreation, and Open Space components 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, 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 responses to citizen needs and concerns. The Plan encourages educational initiatives, such as Neighborhood and Business Watch and Crime Prevention through Environmental Design (CPTED), which encourage 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 have a significant impact on calls for service, but closing the application to the mosque requires strong collaboration between the Applicant and the police. During the site plan review, the Applicant should focus on the following key areas for the development: landscape maintenance, access control, secure facility management, lighting in common areas, and community/area surveillance.

Closing to the mosque with a high level of service, 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 on Levels of Service: The Police Department does not believe this application will have a significant impact on calls for service.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommend that this application is 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, and the use of private wells or public water.

The subject Property is within the utility service area of the Prince William County Water and is thereby required to utilize public water from the Prince William Water to develop. Prince William Water has an existing 16-inch water main stub-out located at the intersection of Galveston Court and Hoadly Road. The developer will be required to extend the 16-inch water main westward along the Property frontage of Hoadly Road. Additional water main extensions and connections may also be required for increased reliability and redundancy. All connections to the public water system shall be in accordance with Prince William Water and USM requirements and restrictions.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by Prince William Water 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/utilize the subject Property and satisfy requirements in accordance with all applicable Prince William Water, County, and State requirements, standards, and regulations. To remove any well or septic, the Applicant should follow the comments of the Environmental Health Supervisor who sent it to the Applicant on the first submission comments.

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.

Consistency Recommendation

- Staff recommend that this application is consistent with the relevant components of the Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protection. 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 subject Property is within the utility service area of the Prince William County Water and is thereby required to utilize public sewer from the Prince William County Water to develop. Prince William Water has an existing 8-inch gravity sewer main located in Galveston Court, with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with Prince William Water's USM requirements and restrictions.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by Prince William Water 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/utilize the subject Property and satisfy requirements in accordance with all applicable Prince William Water, County, and State requirements, standards, and regulations. To remove any well or septic, the Applicant should follow the comments of the Environmental Health Supervisor who sent it to the Applicant on the first submission comments.

Proposal's Strengths

- Sewer Connection & Service: As proffered, the Applicant shall plan, design, and construct all sewer utility improvements required to provide the sewer service demand generated by the development.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommend that this application is 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 also the entire community by attracting employers who value educational opportunities for their employees. The

School 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, siting criteria, compatible uses, and community use of school facilities. This entire document is attached at the end of this report. For reference purposes, the student generation and enrollment capacity information are below.

Residential Development Impact Statement Data current as of 10-01-2024

Date	October 23, 2025	Magisterial District(s)	Occoquan
Case Number	REZ2024-00023		
Case Name	Hoadly Square Rezoning - Fourth Submission		
Description of Proposed Rezoning			
- Staff delivered the development impact statement for the applicant's second submission on March 12, 2025. That impact statement evaluated a proposed rezoning of ±55.9 acres to allow development of 370 total residential units. - The fourth submission increases the proposed acreage, reduces the proposed number of residential units, and reduces the proposed monetary proffer contribution for schools. - The application seeks to rezone ±57.96 acres from A-1, Agricultural, to PMR, Planned Mixed Residential District. The fourth submission does not change the proposed district. - In accordance with PWCS Regulation 801-3, residential development impact statements evaluate the impact of a proposed development on the assigned elementary, middle, and high schools. The assigned schools affected by this application include Marshall Elementary School, Benton Middle School, and Charles J. Colgan Sr. High School.			
Description of Impact and Mitigation Information Included in Rezoning Application			
Housing Units in Proposed Rezoning		Students Yielded from Proposed Rezoning	
Single-Family Detached	0	Elementary School	49
Single-Family Attached	279	Middle School	19
Multifamily	0	High School	23
Total	279	Total	91
Acceptable methods used in the developer's impact analysis to project students yielded from proposed rezoning.		☐ Yes ☒ No* ☐ N/A	
*If 'No', projected student yields calculated by PWCS are provided at right.		Elementary	Middle
		58	23
		High	28
		Total	109
Developer Proposed Mitigation and Proffer Details			
Rezoning application indicates monetary proffers for Schools.		☒ Yes ☐ No	
The applicant's Proffer Statement dated September 12, 2025, indicates a monetary contribution for schools to the Prince William Board of County Supervisors in the amount \$1,649.15 per market rate unit.			

Current and Projected Student Enrollment and Capacity Utilization for Schools in the Attendance Area of the Proposed Rezoning

Under the Division's 2024-25 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

Assigned Schools	Available Space			2024-25			2025-26			2029-30		
	Planning Capacity	Program Capacity	Portable Class-rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Marshall Elementary	—	692	1	648	44	93.6%	627	67	90.3%	699	-5	100.7%
Benton Middle	—	1,367	0	1,336	31	97.7%	1,419	-52	103.8%	1,316	51	96.3%
Charles J. Colgan Sr. High	2,053	—	10	2,939	-886	143.1%	2,908	-855	141.6%	3,094	-1,041	150.7%

Note: Capacities of schools reported do not include the temporary capacity provided by any portable classrooms present on the school site. Portable classrooms do not add permanent capacity and are not included in the calculation of a school's capacity or the assessment of a school being able to adequately accommodate students.

Current and Projected Student Enrollment and Capacity Utilization for Schools in the Attendance Area, Including Projected Student Yields from the Proposed Rezoning

Assigned Schools	Available Space			2024-25			2025-26			2029-30		
	Planning Capacity	Program Capacity	Portable Class-rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Marshall Elementary	—	692	1	648	44	93.6%	685	9	98.7%	757	-63	109.1%
Benton Middle	—	1,367	0	1,336	31	97.7%	1,442	-75	105.5%	1,339	28	96.0%
Charles J. Colgan Sr. High	2,053	—	10	2,939	-886	143.1%	2,936	-883	143.0%	3,122	-1,069	152.1%

Note: Capacities of schools reported do not include the temporary capacity provided by any portable classrooms present on the school site. Portable classrooms do not add permanent capacity and are not included in the calculation of a school's capacity or the assessment of a school being able to adequately accommodate students.

Capital Costs	Elementary	Middle	High	
School Cost	\$80,691,675	\$93,272,573	\$202,000,000	
School Capacity	1,050	1,464	1,400	
Per Pupil Cost	\$76,849	\$63,711	\$144,286	
Project's Impact	Elementary	Middle	High	Total
Student yields exceeding capacity	58	0	28	86
Project's Capital Costs	\$4,457,242	\$0	\$4,040,008	\$8,497,250
Monetary proffer contribution total of \$415,587.00 adequately mitigates the Project's Capital Costs			Yes ☐ No ☒	
Note: A supported method for determining appropriate proffer contributions includes calculating the per pupil capital cost by dividing the projected 2028-29 school year cost of constructing a new school (e.g., elementary, middle, and high) by its student capacity. The calculated per pupil capital cost is multiplied by the projected student yields associated with the application that exceed the respective capacities of the assigned schools. Please note that construction costs are projected and updated annually.				

Capital Improvement Program (CIP) Projects (projected completion)	
Elementary School	
Middle School	
High School	14th High School (2029)
Note: At this time, the capacity utilization of future schools to be constructed as part of a capital improvement program, as well as schools proximate to them, cannot be known with certainty. The uncertainty arises from the attendance area creation for the new school and resulting modifications to nearby schools being approved by the School Board at a later date.	

Comments and Concerns
- The applicant's method for calculating student yields associated with the project removed "by-right" housing units and those proposed to be affordable dwelling units. As a result, the student yields associated with the project become reduced. PWCS does not support this method because these units can yield K-12 students. - Projected enrollment at the assigned elementary school and high school exceeds 100% of capacity. The addition of anticipated students generated from this application will further exacerbate this condition. - Current and projected enrollment at the assigned middle school indicate available space for the anticipated students generated from this application.

School Board Comments and Concerns:

- The Applicant's method for calculating student yields associated with the project removed "by-right" housing units and those proposed to be affordable dwelling units. As a result, the student yield associated with the project becomes reduced. PWCS includes these housing units in calculations used in this development impact statement because these units can yield K-12 students.
- Projected enrollment at the assigned elementary school will exceed 100% of capacity with the addition of the anticipated students generated from this application.
- Current enrollment at the assigned high school is approaching 100% of capacity, and projected enrollment exceeds 100% of capacity. The addition of anticipated students generated from this application will further exacerbate this condition.
- Current and projected enrollment at the assigned middle school indicates available space for the anticipated students generated from this application.

Proposal's Strengths

Monetary Contribution: As proffered, the Applicant shall provide a monetary contribution of \$ 1,649.15 per market rate unit to the Prince William County Board of Supervisors.

Proposal's Weaknesses

- Projected enrollment at the assigned elementary and high school will exceed 100% of capacity with the addition of the anticipated students generated from this application.
- The Applicant excludes the right and affordable dwelling units from the monetary contribution

Consistency Recommendation

- Staff recommend that this application is Inconsistent with the relevant components of the School's Plan.

Transportation Plan Analysis

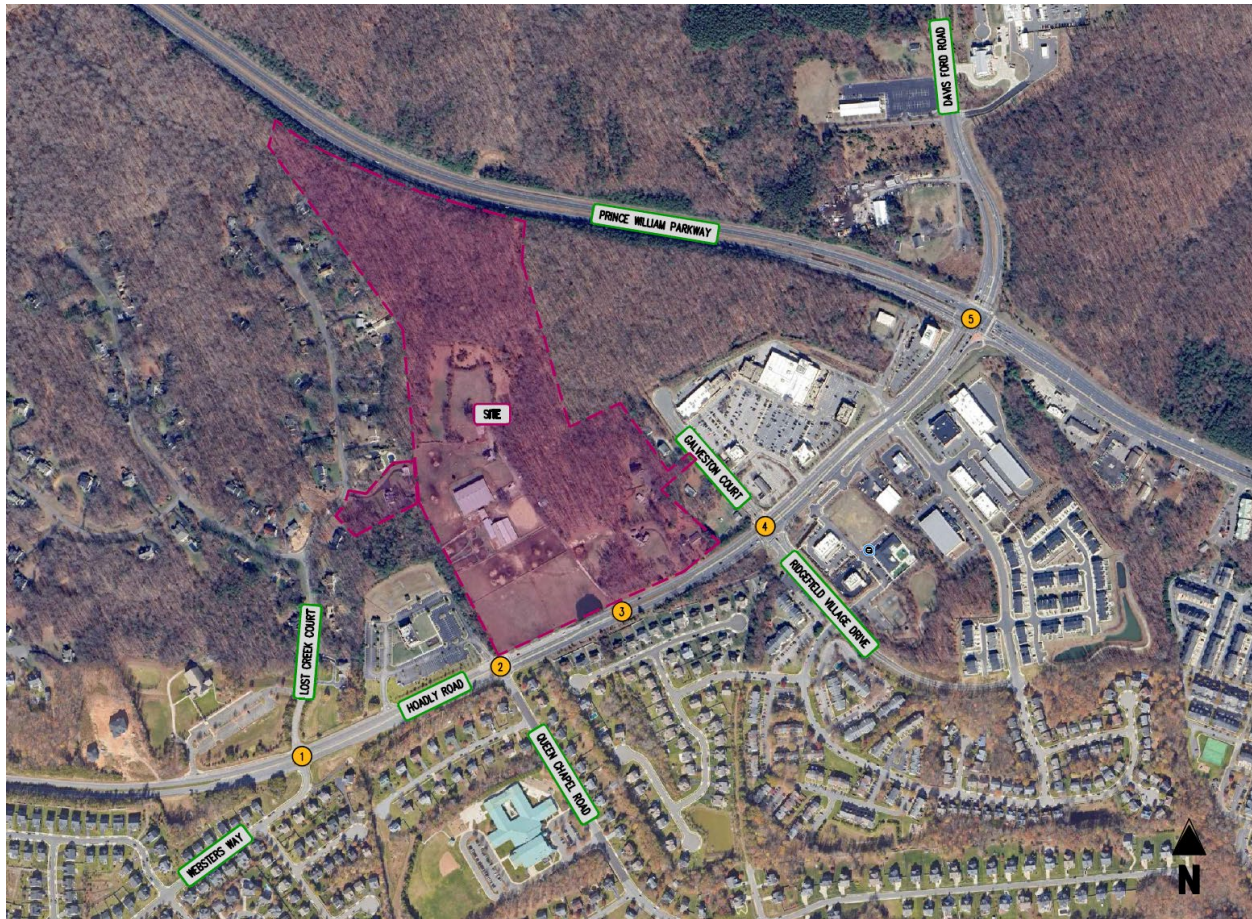
Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating 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 the environment and surroundings, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to Level of Service (LOS) of "E" specifically in Small Area Plans, Activity Centers, and Arterials. Projects should include strategies that result in a LOS "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide transit infrastructure and pedestrian and bicycle pathways, and improve and coordinate access to transit facilities.

The subject Property is located on the north side of Hoadly Road, south of Prince William Parkway, east of Queens Chapel Road, and west of Galveston Court. The Traffic Impact Analysis (TIA) was provided by Galloway & Company, LLC on July 29, 2024, and revised on September 12, 2025, with a focus on the study on:

- Prince William Parkway & Hoadly Road/Davis Ford Road (existing traffic signal)
- Hoadly Road & Galveston Court/Ridgefield Village Drive

- Hoadly Road & Criswood Farm Entrance
- Hoadly Road & Queen Chapel Road/Dar Alnoor Entrance
- Hoadly Road & Lost Creek Court/Webster's Way

This study also includes the approved, but unbuilt, development project for the Dar Alnoor Expansion (SUP2019-00046) adjacent to the project site, as shown in Figure 1-2. The pending Maple Valley Grove (REZ2024-00048) project is also included in this study as part of a second analysis scenario (Scenario 2)





ion

 DAR ALNOOR EXPANSION
(SUP2019-00046)
 MAPLE VALLEY GROVE
(REZ20204-00048)



Trip Generation Analysis:

Table 4-1
Hoadly Square
Site Trip Generation⁽¹⁾⁽²⁾⁽³⁾

ITE Land Use	Land Use Code	Amount	Units	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Average Daily Trips (Note 2)
				In	Out	Total (AM Peak Hour of Adj. St.)	In	Out	Total (PM Peak Hour of Adj. St.)	
SFA (Townhouse)	210 ⁽³⁾	279	DU	48	142	190	164	97	261	2,428
Residential Total		279		48	142	190	164	97	261	2,428

Note(s):

- (1) Trip generation based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.
- (2) For residential developments, average daily trips are estimated in accordance with Prince William County's DCSM Table 6-1.
- (3) Per DCSM 620.06 E, peak hour trip generation for single family attached shall be calculated with single family detached (ITE LUC 210).

Proposal's Strengths

- Bus Shelters: The Applicant will provide \$105,000 (\$35,000 per bus shelter), two bus shelters on Galveston Court and one on Hoadly Road.
- Inter-parcel Connection: As shown on the MZP, the Applicant will provide an inter-parcel connection to GPIN 8093-63-4515.
- Right Turn-Lane: Subject to approval by PWCDOT and VDOT, the Applicant will provide a westbound right-turn lane and taper at the proposed right-in/right-out entrance along Hoadly Road as shown on the MZP.
- Signal Reconstruction and Modification: Subject to VDOT approval, the Applicant shall reconstruct and modify the traffic signal at the intersection of Hoadly Road, Queen Chapel Road, and Public Street A intersection. Modification of the traffic signal shall include relocation and/or reconstruction of said signal.

- **Proposal's Weaknesses**

- VDOT Study: There is an ongoing VDOT roadway study for Hoadly Rd. A key focus of the study is the Hoadly Rd./Prince William Parkway/Davis Ford Rd. intersection, which currently has failing movements that will be exacerbated by the proposed development. While the Applicant has proffered a monetary contribution for the roadway study, a proffer contribution for recommended improvements at the intersection has yet to be determined. It is anticipated that this will be addressed between the PC and BOCS hearings.
- Queen Chapel Road Intersection: The final configuration of this intersection is dependent on the Minor Modification submitted by Dar Alnoor Mosque, which is still under review.
- Waivers: Waivers from DCSM standards are still under review as more detail was needed for analysis. VDOT recommends denial of a turn lane waiver.

Consistency Recommendation

- Assuming outstanding weaknesses are resolved between PC and BOCS, staff recommend that this application is consistent with the relevant components of the Transportation Plan.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families, and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey

and the community conversations, seven focus or goal areas were identified for the 2025-2028 Strategic Plan: Health, well-being, and Human Services; Safe and Secure Community; Resilient Economy; Quality Education and Workforce Development; Environmental Conservation; Sustainable Growth; and Transportation and Mobility. It is important to note that no single area is viewed as more critical than another. Rather, each is interrelated and has a direct impact on the other. Collectively, these goal areas impact the quality of life in all facets of the community 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 aspects of this proposal relating to the Strategic Plan are as follows:

Goals 5 and 8, Quality of Life and Smart Growth: Develop affordable housing with high-quality design and amenities and promote a sustainable community with thoughtful placemaking to ensure a safe and livable environment for all residents.

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

- None identified.

Modifications / Waivers

The Applicant has requested a series of modifications and waivers to the Zoning Ordinance and Design and Construction Standards Manual (DCSM) in order to implement the proposed design as shown on the Master Zoning Plan (MZIP) and Design Guidelines. In accordance with County Attorney guidance, staff have evaluated each request against the applicable ordinance provisions and provided the required factual findings. The following table summarizes the waiver requests, ordinance references, required findings, and staff's recommendations.

As proposed in Proffer, the following waivers and modifications to the requirements of the Zoning Ordinance and DCSM are authorized by Section 32-700.25 of the Zoning Ordinance. The Board of County Supervisors may approve or disapprove such a request as specifically identified in the board's

motion, in whole or in part. Approval of the subject rezoning shall constitute a waiver/modification in accordance with the following:

The list of requested waivers to PMR, Planned Mixed Residential development, Zoning Ordinance, and DCSM standards:

- A. Waiver of Section 32-250.31.6 of the Zoning Ordinance and Section 802.47 of the DCSM requirement for a 15-foot-wide landscape area around public use and community recreation sites.
- B. Modification of Section 32-250.31.1 of the Zoning Ordinance requiring a 50-foot Type C buffer between Land Bay B and Land Bay D to allow for a 30 Foot Type B buffer as shown on the MZP.
- C. Modification of Section 32-306.12.6. E of the Zoning Ordinance to allow for a reduction in the minimum development standards to allow for the development standards as outlined in the Design Guidelines.
- D. Modification of Section 32.306.12.6.F to allow up to 7 dwelling units in a group of single-family attached units.
- E. Modification of Section 32-306.12.6.F of the Zoning Ordinance to allow for a reduction in the minimum development standards to allow for the development standards as shown in the Design Guidelines.
- F. Modification of Section 32-306.12.6.F to increase the maximum building height to 45 feet for the single-family attached units, as shown in the design guidelines.
- G. Modification of Section 32-306.12.6.F of the Zoning Ordinance to eliminate the requirement that one-half of the required open space or 15 percent shall be provided within that phase or section to allow for the open space to be provided as outlined in the proffers.
- H. Waiver of Section 32-401.34.1(b) of the Zoning Ordinance requiring the B-3, Convenience Retail District to have at least 200 feet along any contiguous roadways and be served by at least 1 road designated in the Comprehensive Plan as a major collector or larger.
- I. Modification of Section 602.07(G) of the DCSM to reduce the minimum turn lane dimensions on Hoadly Road as shown on the MZP.
- J. Modification of Section 602.07(I) of the DCSM to reduce the curb radius from 35 feet to 25 feet.
- K. Modification of Section 650.16 of the DCSM to allow for the modified UAS-1 Avenue Street Section on a segment of Road B, as shown on the MZP.
- L. Modification of Section 802.47 of the DCSM to allow on-lot landscaping to be planted within the common open spaces areas as needed.

Waivers (PMR development standard):

The Applicant's requested modifications are generally consistent with the Design Guidelines and intended to support compact, high-quality townhouse development. Staff find the proposed modifications provide appropriate flexibility, achieve a more efficient site layout, and remain compatible with surrounding development patterns.

Waivers C, D, E, G: *The reductions in front, side, and rear yard setbacks on townhouses, as well as adjustments for balconies and decks, are consistent, and the reduction in width and lot size of 24% of townhouses is consistent with the Applicant's design approach. The proposed modifications continue to provide adequate separation between buildings, promote usable open space, and allow for a more cohesive streetscape. The Applicant has justified the request by citing the need to provide a variety of housing types, greater design flexibility, and opportunities for more affordable units, and the fact that similar waivers have been approved in the past. In accordance with Section 32-306.12.3 of the Zoning Ordinance, the side setback may be reduced to 5 feet so long as the exterior sidewall construction is (i) non-combustible, (ii) has a minimum fire resistive rating equivalent to two hours between dwelling units, or (iii) each dwelling unit is modified to have a fire sprinkler system.*

*The Applicant requests a modification to reduce the standard duplex lot width from **50 feet to 38 feet** to accommodate **14 duplex units** within the development area. Under the current zoning standards, the same site area would typically allow for approximately **10 duplex units** at the required 50-foot width.*

The proposed reduction in width allows for a more compact layout and efficient land use while maintaining adequate access, parking, and open space. Significant reduction in the 14 duplex units' width and lot area will reduce the quality of the design and popular imagination and definition of the duplex house. Staff support the requested waivers.

- ✓ *The Fire Department has noted potential emergency access issues associated with increasing the number of townhouses in a row from six to seven units, in accordance with DCSM Section 303.03C2. Despite this concern, staff find the proposed modification reasonable and consistent with similar modifications supported in other projects and therefore support the waiver. The Applicant will need to coordinate with the Fire Marshal's Office as part of the application and/or site plan review process to ensure compliance with emergency access requirements and obtain any necessary certifications. Duplex*

Waiver F (Height): *The Applicant has requested a maximum building height of 35 feet to 45 feet on townhouses. The proposed Height of the building is necessary to accommodate the two- and three-bedroom units and provide outdoor living spaces on the rooftop terraces, which is a desire of the prospective buyer. The adjacent existing neighbors and proposed duplex units are developed by*

35 feet. It seems that the appropriate space provided between the application and existing neighbors by the Applicant will protect them from the negative impact of the future development. However, the Applicant will need to coordinate with the Fire Marshal's Office to discuss the proposed building height for the project. The Applicant will continue to work with the Fire Marshal's Office as part of this application process and/or site plan review to obtain all the written certifications needed. No impacts are anticipated, but this will be addressed and confirmed during the site/subdivision plan review process and acknowledged by the Applicant through the viewshed and visual concept that no impact on air, light, and shadowing of the existing house and future duplex houses.

PMR HOUSING UNIT TYPES AND PERFORMANCE STANDARDS:
(Sec. 32-306.12)

F. Townhouse. This dwelling type consists of a single-family attached unit, with individual outside access. Rows of townhouses shall contain no more than ~~six~~ seven dwelling units in a group. The following table specifies the minimum standards:

(1)	Minimum lot width	20 <u>16</u> ft.
(2)	Group setback	20 ft.
(3)	Maximum building height	25 <u>45</u> ft.
(4)	Minimum setbacks:	
(a)	Front (with off-street parking)	10 ft. (<u>5 ft. for covered stoops</u>)
(b)	Front (with garage)	20 ft.
(c)	Setback from any public right-of-way	20 ft.
(d)	Side (end unit)	10 ft.
(e)	Rear (shall not apply to back-to-back townhouses)	20 ft.
(5)	Minimum setbacks for unroofed decks, stoops, landings, and similar features:	
(a)	Front (with off-street parking)	5 <u>3</u> ft.
(b)	Front (with garage)	15 ft.
(c)	Side (end unit)	10 <u>5</u> ft.
(d)	Rear	8 <u>5</u> ft.
(6)	Minimum building footprint	720 <u>640</u> sq. ft.
(7)	Open space for development using townhouse housing type	30%

NOTE:

- Setbacks shall be varied at least two feet for all townhouse units within a group, except that two abutting units may have the same setback, provided no more than four units in the group have the same setback.
- Architectural treatment shall vary so that no more than two abutting units are substantially the same, and so that no more than four units in any group are substantially the same.
- The rear yard setback for townhouses constructed under the standards in effect prior to April 21, 1998, is ten feet. An unroofed deck in the rear yard of a townhouse constructed prior to that date, and with an actual rear yard of ten feet, may encroach up to six feet into the required setback.
- ~~For an individual section or phase of a multiphase project, one-half of the required open space, or 15 percent, shall be provided within that phase or section. The remaining 15 percent may be provided on a project-wide basis.~~

PMR HOUSING UNIT TYPES AND PERFORMANCE STANDARDS:
(Sec. 32-306.12)

E. Duplex house. This dwelling type consists of a building containing two dwelling units with not more than one family occupying each dwelling unit. It has only one dwelling unit from ground to roof and only one wall in common with another dwelling unit. The following table specifies the minimum standards for a duplex house.

- (1) Minimum lot area, per unit lot~~4,500~~ 3,900 sq. ft.
- (2) Maximum lot coverage0.50
- (3) Maximum building height35 ft.
- (4) Minimum setbacks:
 - (a) Front setback to house20 ft.
 - (b) Side, not attached10 ft.
 - (c) Corner lots (side)10 ft.
 - (d) Rear15 ft.
- (5) Minimum setbacks for unroofed decks, stoops, landings, and similar features:
 - (a) Front15 ft.
 - (b) Side, not attached5 ft.
 - (c) Corner lot (side)20 ft.
 - (d) Rear8 ft.
- (6) Minimum lot width~~50~~ 38 ft.

Waivers A, B, and L (Waiver of buffering and Landscaping):

Staff are aware of the importance of preserving and enhancing green spaces and landscaped areas. The Applicant's open space exceeds ordinance requirements, ensuring sufficient recreational and landscaped areas are included. The requested waivers are essential to provide **sidewalks, pedestrian circulation, and amenity spaces** within the community while maintaining overall compliance with open space standards.

waiver A: *Staff support waiving the 15-foot-wide landscape area around public use and community recreation sites, as the project already provides more open space than required, and the reallocation of space allows for improved amenity areas and pedestrian connections.*

Waiver B: *Staff do not support the requested modification to reduce the required 50-foot Type C buffer to a 30-foot Type B buffer between Land Bays B and D, as the Applicant has not identified the proposed use or purpose of Land Bay D. Without this information, staff cannot evaluate the appropriateness of the reduced buffer or potential impacts. The CPA2024-00003, initiated with below guidance:
Encourage the preservation of a natural buffer or existing woodland or forestation area of at least 50 feet along each side of all significant non-RPA streams.*

Waiver L: *Modification of Section 802.47 of the DCSM to allow on-lot landscaping to be planted within the common open spaces areas as needed.*

Staff support: The Applicant requests a modification of DCSM Section 802.47 to allow required on-lot landscaping to be planted within common open space areas. This modification intends to provide a more cohesive and efficient landscape design that

enhances the community's visual character and allows for consistent maintenance under HOA responsibility. While some landscaping will be located in common areas rather than individual lots, the total amount and quality of plantings will meet or exceed the DCSM requirements. The modification maintains the intent of the regulation by ensuring adequate tree canopy, visual enhancement, and environmental benefits throughout the site.

Waiver H: Waiver of Section 32-401.34.1(b) of the Zoning Ordinance requiring the B-3, Convenience Retail District to have at least 200 feet along any contiguous roadways and be served by at least 1 road designated in the Comprehensive Plan as a major collector or larger.

As discussed in the staff report about the situation of Land Bay D, at this time, staff cannot support the waiver.

Waiver of Transportation:

- I. Modification of Section 602.07(G) of the DCSM to reduce the minimum turn lane dimensions on Hoadly Road as shown on the MZP.
- J. Modification of Section 602.07(I) of the DCSM to reduce the curb radius from 35 feet to 25 feet.
- K. Modification of Section 650.16 of the DCSM to allow for the modified UAS-1 Avenue Street Section on a segment of Road B, as shown on the MZP.

Waivers I, J, and K: The waivers related to transportation and the Applicant should submit them and any other waivers for review by the DOT staff.

Agency Comments

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

- PWC Archaeologist, Planning Office
- PWC Building Official, Department of Development Service
- PWC Department of Development Services – Land Development Division/ Zoning & Proffer Administration
- PWC Fire Marshal's Office
- PWC Historical Commission
- PWC Office of Housing & Community Development
- PWC Department of Parks & Recreation
- PWC Planning Office – Case Manager / Countywide Planning Division
- PWC Police Department/ Crime Prevention

Staff Analysis

- PWC Department of Public Works – Environmental Services / Watershed Management
- PWC Schools
- PWC Health Department
- Prince William Water
- PWC Department of Transportation
- Virginia Department of Transportation (VDOT)

DATE: MAY, 2025	
DRAFT: JMB	CHECK: MTM
FILE NUMBER: 23072-1-0	

APPROXIMATE LIMIT OF CLEARING AND GRADING (LOC)
(SUBJECT TO CHANGE WITH FINAL ENGINEERING)

HCOD BUFFER

OPEN SPACE OUTSIDE ORPA

OPEN SPACE IN ORPA

RECREATIONAL AREAS

SURVEYED SPECIMEN TREE
W/ CRITICAL ROOT ZONE
TO BE PRESERVED

LANDSCAPE BUFFER AREAS CROSS-SECTIONS (SEE SHEET 5)

PROPOSED 10' NATURE WALKING TRAIL

PROPOSED 10' ASPHALT TRAIL

PROPOSED 10' SHARED-USE PATH

POTENTIAL LOCATION OF ENTRY
MONUMENT SIGNS

- ① 30' TYPE B BUFFER W/ OPTIONAL BERM
- ② 20' SUBURBAN ARTERIAL HCOD BUFFER
- ③ 50' RURAL PARKWAY HCOD BUFFER
- ④ 50' TYPE C BUFFER
- ⑤ 15' TYPE A BUFFER

ORPA TABULATIONS (INCLUDING PROPERTY TO BE DESIGNATED MU-3 PURSUANT TO CPA2024-00003)		
	AREA (AC)	PERCENTAGE OF ORPA OPEN SPACE
UNDISTURBED NATURAL OPEN SPACE	± 17.62	± 65%
DISTURBED ORPA OPEN SPACE	± 9.64	± 35%
TOTAL ORPA OPEN SPACE⁽¹⁾	± 27.26	± 64%
TOTAL ORPA AREA⁽²⁾	± 42.85	

Notes:

1. INCLUSIVE OF BUFFERS, AMENITY AREAS, COMMUNITY OPEN SPACE AND AREAS WITHIN ORPA OPEN SPACE.
2. EXCLUSIVE OF LAND BAY D.

RECREATIONAL AREAS TABULATION	AREA (AC)
AREA A-1 (HOADLY SQUARE LINEAR PARK)	= 0.67 ACRES
AREA A-2 (HOADLY SQUARE LINEAR PARK)	= 0.84 ACRES
AREA B (ARENA DOG PARK)	= 0.31 ACRES
AREA C (WEAVERS GARDEN)	= 0.16 ACRES
AREA D (QUARTER HORSE PARK)	= 0.22 ACRES
AREA E (CENTRAL COMMUNITY PARK)	= 1.09 ACRES
AREA F (PONY PARK)	= 0.34 ACRES
AREA G (COMMUNITY GARDEN)	= 0.15 ACRES
AREA H (ARROWHEAD TRAILHEAD)	= 0.49 ACRES
AREA I (HOADLY SQUARE CLUBHOUSE)	= 0.74 ACRES
AREA J (BOARDS PARK)	= 0.35 ACRES
TOTAL	= 5.35 ACRES

TREE TYPE A

TREE TYPE B 

TREE TYPE C 

NOTES:

1. TREE CANOPY COVERAGE WILL BE MET WITH FINAL SUBDIVISION/SITE PLANS.
2. FINAL TREEVAE AREAS TO BE DETERMINED AT SUBDIVISION/SITE PLANS.
3. STORMWATER MANAGEMENT/LOW IMPACT DEVELOPMENT FACILITIES MAY BE LOCATED IN THE STANDING FOREST AREAS.
4. A LANDSCAPE PLAN WILL BE SUBMITTED AT TIME OF FINAL SUBDIVISION/SITE PLANS. THE LOCATION & QUANTITY OF THE LANDSCAPE MATERIAL IS SUBJECT TO FINAL SUBDIVISION/SITE PLAN.
5. THE REQUIRED OPTICAL BERTS DEPICTED ON SHEET 5 ARE SUBJECT TO APPROVAL BY THE COUNTY FOR COMPLIANCE WITH THE DCSM.
6. OPEN SPACE SHALL BE PROVIDED FOR THE PMR DISTRICT AS A WHOLE AND MAY NOT BE EVENLY DISTRIBUTED THROUGHOUT LAND BAYS.
7. THE MINIMUM UTILIZED OPEN SPACE SHALL BE DETERMINED WITH LANDSCAPE AREAS.
8. A THIRD PARTY AGREEMENT WITH PRINCE WILLAM COUNTY SHALL BE REQUIRED FOR THE MAINTENANCE OF THE LANDSCAPING WITHIN THE ROW. VDOT RESERVES THE RIGHT TO REMOVE THE LANDSCAPING IF IT DEEMS NECESSARY FOR MAINTENANCE AND IS NOT RESPONSIBLE FOR THE REPLACEMENT OF ANY REMOVED/CHANGED LANDSCAPING.
9. APPLICANT RESERVES RIGHT TO ADJUST SCHEDULE 4 WITH FINAL SUBDIVISION/SITE PLANS.
10. AT THE TIME OF SUBDIVISION/SITE PLAN, THE APPLICANT WILL REQUEST A REVISION OF DCSM TO ALLOW FOR 302-47 TO ALLOW PLANTING OF ALL RESIDENTIAL TREES IN OPTION OPEN SPACE.

LDC
85 DAISY RED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA
PH. 703-480-1585

OPEN SPACE &
BUFFER PLAN

HOADLY SQUARE

PRINCE WILLIAM COUNTY, VIRGINIA

DATE		DESIGN	NO.	DESCRIPTION	REVIEW	APPROVED DATE
ENGINEER		REVISION APPROVED BY:				
I HEREBY CERTIFY THAT						
OTHER THAN THE REVISIONS						
SHOWN HEREON, NO OTHER						
CHANGES HAVE BEEN MADE						
TO THIS DRAWING						
DATE: 11/1/88						
BY: [Signature]						
TITLE: [Blank]						
PROJECT: [Blank]						
SHEET NO.: [Blank]						
TOTAL SHEETS: [Blank]						
DRAWN BY: [Blank]						
CHECKED BY: [Blank]						
APPROVED BY: [Blank]						
DATE: [Blank]						

SCALE:
1" = 100'

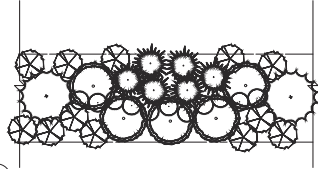
SHEET 4
OF 8

DATE: MAY, 2025	
DRAFT: JMB	CHECK: MTM
FILE NUMBER: 23072-1-0	

GRAPHIC SCALE

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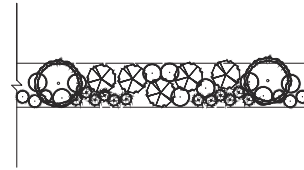
1" = 100'



1 30' TYPE B BUFFER W/ OPTIONAL BERM - 180 PU/ 100 LF



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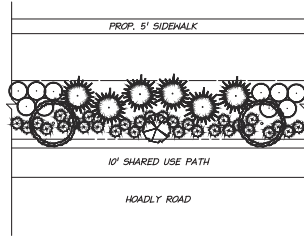


5 15' TYPE A BUFFER - 80 PU/ 100 LF



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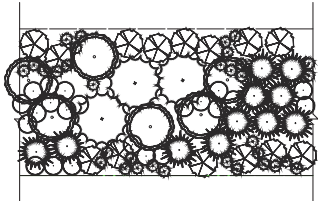
- LEGEND**
- LARGE DECIDUOUS TREE
 - LARGE EVERGREEN TREE
 - SMALL/MEDIUM/COMPACT DECIDUOUS TREE
 - SMALL/MEDIUM/COMPACT EVERGREEN TREE
 - SHRUBS



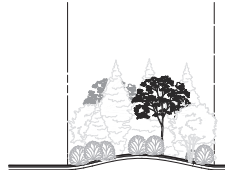
2 20' SUBURBAN ARTERIAL HCOD BUFFER - 130 PU/ 100 LF



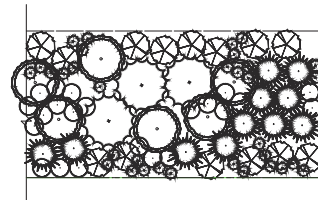
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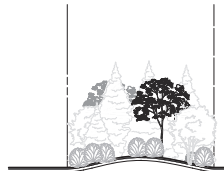
3 50' RURAL PARKWAY HCOD BUFFER - 320 PU/ 100 LF



SCALE: 1"=20'
H:V = 1:1



4 50' TYPE C BUFFER - 500 PU/ 100 LF



SCALE: 1"=20'
H:V = 1:1



480 DUNDY ROAD, SUITE 200 WOODBRIDGE, VIRGINIA 22191
PH: 703-605-4355

BUFFER DETAILS

HOADLY SQUARE

OCCOCHAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

REVISION	DATE	APPROVED BY
1		
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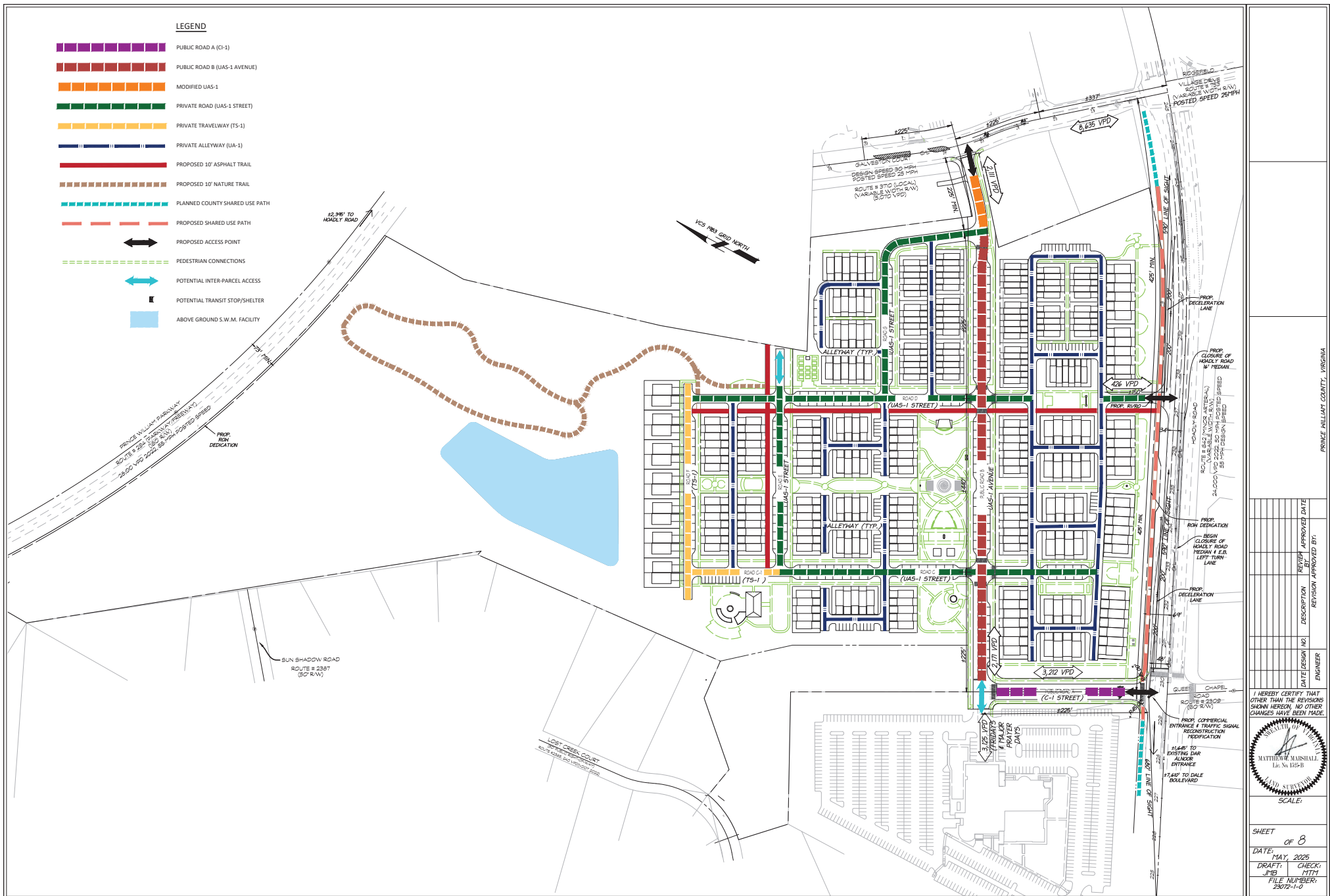
I HEREBY CERTIFY THAT
OTHER THAN THE REVISIONS
SHOWN HEREON, NO OTHER
CHANGES HAVE BEEN MADE.

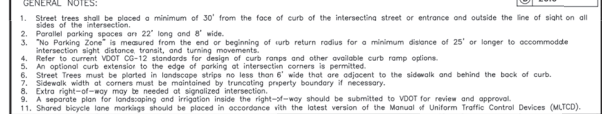
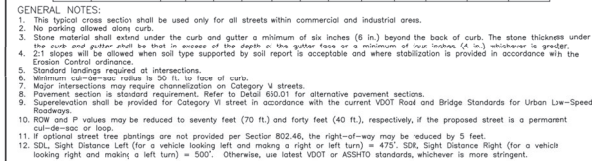
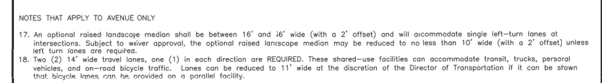
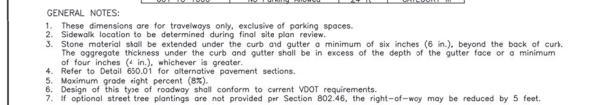
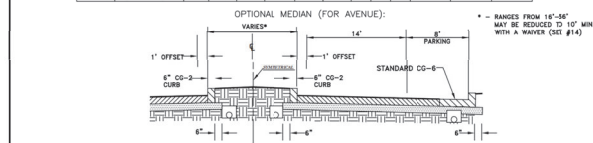
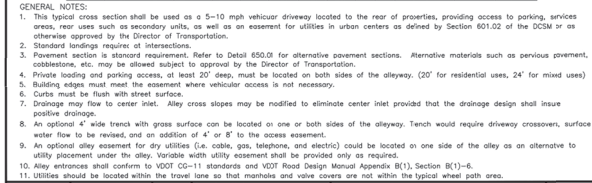


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AS SHOWN

SHEET 5
OF 8

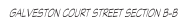
DATE: MAY, 2025
DRAFT: JMB CHECK: JMB
FILE NUMBER: 23072-1-0



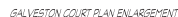




HOADLY ROAD STREET SECTION A-A



GALVESTON COURT STREET SECTION B-B



GALVESTON COURT PLAN ENLARGEMENT



UAS-1



COUNTY C
PRINCE WILL

STANDARD TYPICAL SECTION FOR
AVENUE AND STREET IN URBAN CENTERS
(SHEET 1 OF 4)

Date _____

GENERAL NOTES

- [illegible]

NOTES THAT APPLY TO AVENUE ONLY

17. An optional raised landscape median shall be between 16' and 36' wide (with a 2' offset) and will accommodate single left-turn lanes at intersections. Subject to waiver approval, the optional raised landscape median may be reduced to no less than 10' wide (with a 2' offset) unless left turn lanes are required.
18. Two (2) ~~two~~ travel lanes, one (1) in each direction are REQUIRED. These shared-use facilities can accommodate transit, trucks, personal vehicles, and on-road bicycle traffic. Lanes can be reduced to 11' wide at the discretion of the Director of Transportation if it can be shown



UAS-1



COUNTY C
PRINCE WILL

STANDARD TYPICAL SECTION FOR
AVENUE AND STREET IN URBAN CENTERS

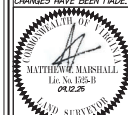
Date _____

MODIFIED 1/46.16 STREET SECTION

829

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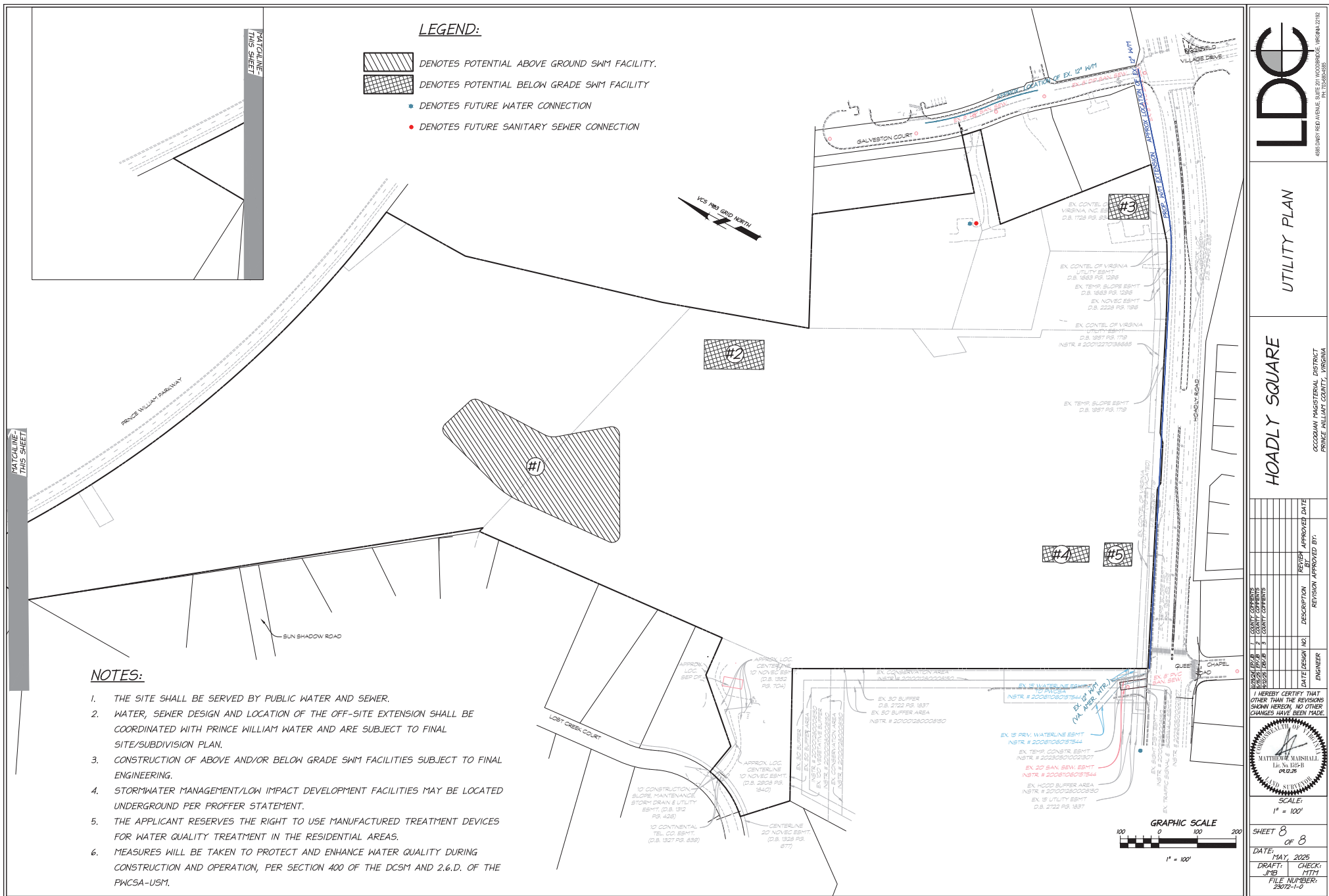
I HEREBY CERTIFY THAT
OTHER THAN THE REVISIONS
SHOWN HEREON, NO OTHER
CHANGES HAVE BEEN MADE



SCALING

SHEET 7A
OF 8

DATE:		MAY, 2025	
DRAFT:		CHE	MT
JMB			
FILE NUMBER			



PARKING

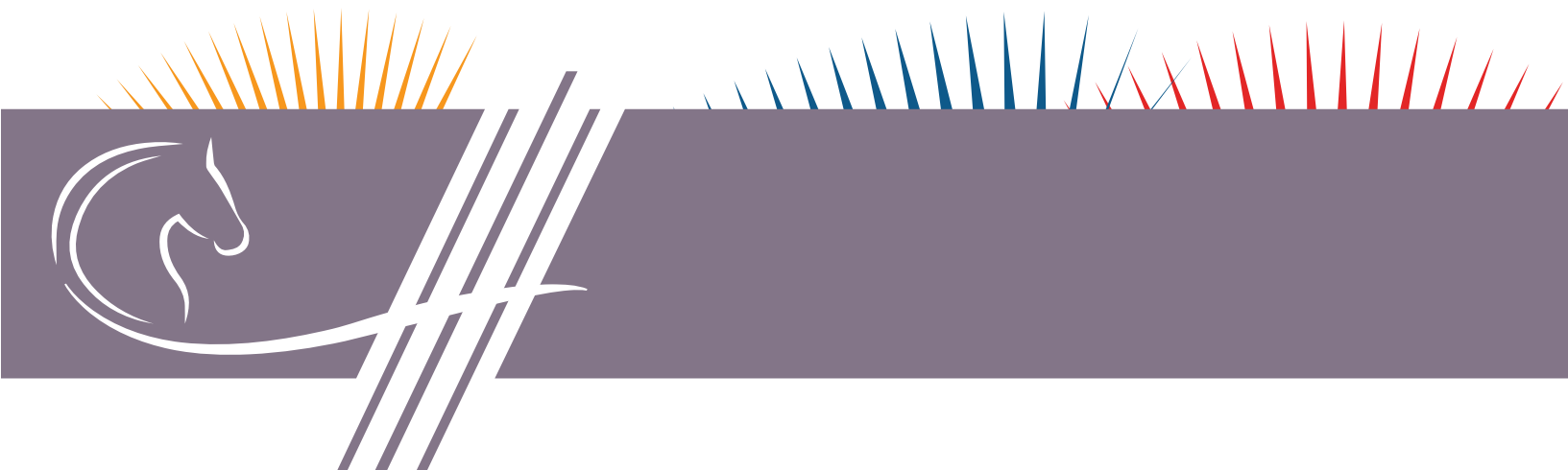
LEGEND

- PERPENDICULAR VISITOR PARKING
- PARALLEL VISITOR PARKING
- CLUBHOUSE PARKING
- RETAIL KIOSKS PARKING
- PUBLIC ROAD PARKING SPACES (APPROX. 59 SPACES)

THE STRIPED PARKING ALONG THE PUBLIC STREETS IS FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT COUNTED TOWARDS THE PARKING REQUIREMENTS. SPACES WILL NOT BE PHYSICALLY STRIPED.

PARKING & LOADING TABULATIONS							
USE CATEGORY	UNIT COUNT	AREA	PARKING RATIO	REQUIRED SPACES		PROVIDED SPACES ⁽⁵⁾⁽⁶⁾	
				PARKING	LOADING	PARKING	LOADING
16' REAR LOADED TOWNHOUSES ⁽¹⁾	78	N/A	2 spaces / unit	156	N/A	± 156	N/A
			0.75 visitor parking	59		± 64	
20' REAR LOADED TOWNHOUSES ⁽²⁾	123	N/A	2 spaces / unit	246	N/A	± 492	N/A
			0.4 visitor parking	50		± 61	
24' REAR LOADED TOWNHOUSES ⁽²⁾	64	N/A	2 spaces / unit	128	N/A	± 256	N/A
			0.4 visitor parking	26		± 30	
DUPLEXES ⁽³⁾	14	N/A	2 spaces / unit	28	N/A	± 40	N/A
RESIDENTIAL PARKING TOTAL				692		± 1,099	
RETAIL KIOSK	N/A	± 800 SF	1 spaces / 200 net sf ⁽⁴⁾	3	N/A	± 8	N/A
CLUBHOUSE	N/A	± 2600 SF	1 spaces / 150 net sf ⁽⁴⁾	13		± 17	
NONRESIDENTIAL PARKING TOTAL ⁽⁶⁾				16	0	± 25	0
TOTAL				708	0	± 1,124	0

- NOTES:
1. Parking provided for single-family attached 16' lots includes one-car garage, one-driveway.
2. Parking providedfor single-family attached 20' lots includes two-car garage, two driveways.
3. Parking provided for duplex lots includes two driveways. Exclusive of garages
4. Net Floor Area for Nonresidential uses is equivalent to 75% of GFA.
5. Inclusive of visitor parking.
6. Exclusive of parking spaces provided along the public ROW (Road B).



1		<u>Sec. 32-401.34.1(b).</u> Waiver of the B-3 district development standards requiring at least 200 feet along any contiguous public roadways and be served by at least one road designated in the Comprehensive Plan as a major collector or larger.
2		<u>Sec. 32-250.31.1.</u> Modification of the buffer requirement between Land Bay B and Land Bay D to allow a 30' Type B buffer as depicted on the MZP in place of the required 50' Type C.
3		<u>Sec. 32-306.12.F.F:</u> Townhouse: Modification of the maximum number of dwelling units in a group from the maximum of six to the proposed seven.
4		<u>Sec. 32-306.12.F(1).</u> F. Townhouse: Modification of the minimum lot width from the minimum of 20' to the proposed 16'.
5		<u>Sec. 32-306.12.F(3).</u> F. Townhouse: Modification of the maximum building height from the maximum of 35 feet to the proposed 45 feet.
6		<u>Sec. 32-306.12.F(6).</u> F. Townhouse: Modification of the minimum building footprint from the minimum of 720 square feet to the proposed 640 square feet.

NOTES:

1. Refer to Hoadly Square Design Guidelines pages 17-18 for further details on these proposed modifications for all proposed townhouses & duplex.
2. Refer to Hoadly Square Design Guidelines page 19 for further details on the proposed residential landscaping modifications.

- 7
 - 8
 - 9 See Note 1
 - 10
 - 11
 - 12
 - 13

Sec. 32-306.12.F(5)(a). F. Townhouse: Modification of the minimum front setback (with off-street parking) for unroofed decks, stoops, landings, and similar features from the required 5 feet to the proposed 3 feet.

Sec. 32-306.12.F(4)(a). F. Townhouse: Modification of the minimum front setback (with off-street parking) for covered stoops from the required 10 feet to the proposed 5 feet.

Sec. 32-306.12.F(5)(c). F. Townhouse: Modification of the minimum side setback (end unit) for unroofed decks, stoops, landings, and similar features from the required 10 feet to the proposed 5 feet.

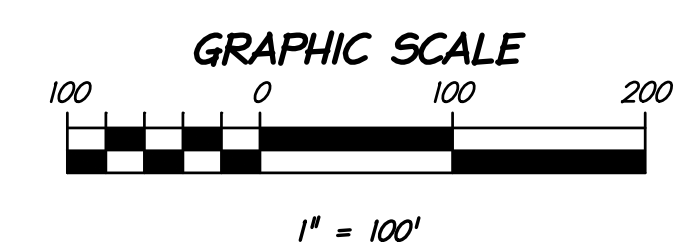
Sec. 32-306.12.F(5)(d). F. Townhouse: Modification of the minimum rear setback for unroofed decks, stoops, landings, and similar features from the required 8 feet to the proposed 5 feet.

Sec. 32-306.12.E(1). E. Duplex: Modification of the minimum lot area per unit lot from the required 4,500 square feet to the proposed 3,900 square feet.

Sec. 32-306.12.E(6). E. Duplex: Modification of the minimum front setback for covered stoops from the required 20 feet to the proposed 15 feet.

Sec. 32-306.12.E(6). E. Duplex: Modification of the minimum lot width from the required 50' to the proposed 38'.

14		<u>DCSM 602.07(I)</u> Modification of the minimum curb return radius of 35' to be reduced to 25'.
15		<u>DCSM 650.16</u> Modification of UAS-1 Avenue Street Section on this segment of Road B in lieu of what is proposed in the MZP.
16		<u>DCSM 602.07(G)</u> Modification of the minimum turn lane dimensions from 500' lane with 100' taper to be reduced to 200' lane with 200' taper.
17	See Note 2	<u>DCSM 802.47</u> Modification of the residential landscaping requirements to allow plantings of all residential trees in common open space.

[illegible]

I HEREBY CERTIFY THAT
OTHER THAN THE REVISIONS
SHOWN HEREON, NO OTHER
CHANGES HAVE BEEN MADE.

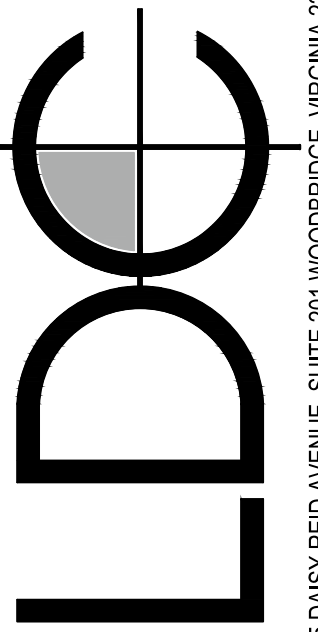
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DRAFT: JMB	CHECK: MTM
FILE NUMBER: 23072-1-0	

WAIVER EXHIBIT

HOADLY SQUARE

PRINCE WILLIAM COUNTY, VIRGINIA





design guidelines



Hoadly
Square

PROJECT TEAM:

DEVELOPER/APPLICANT:
JR REAL ESTATE GROUP LLC
10300 EATON PLACE, SUITE 240
FAIRFAX, VA 22030

LAND USE ATTORNEY:
WALSH COLUCCI LUBELEY & WALSH PC
4310 PRINCE WILLIAM PKWY., SUITE 300
PRINCE WILLIAM, VA 22192

CIVIL ENGINEERING,
PLANNING & LANDSCAPE ARCHITECTURE
LAND DESIGN CONSULTANTS, INC.
4585 DAISY REID AVENUE
WOODBIDGE, VA 22192

TRAFFIC ENGINEER:
GALLOWAY & COMPANY, INC.
11220 ASSET LOOP, SUITE 202
MANASSAS, VA 20109

ENVIRONMENTAL CONSULTANT:
WETLANDS STUDIES & SOLUTIONS, INC.
5300 WELLINGTON BRANCH DRIVE,
SUITE 100
GAINESVILLE, VA 20155

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Prepared by:



NOTE: These design guidelines articulate the overarching vision and standards to guide final design decisions across the development. They are not intended to provide full design details or specifications, as doing so would shift their role from a guiding framework to a rigid set of rules. Instead, they serve as a flexible yet directive tool to ensure cohesive and purposeful design outcomes, while allowing for creative interpretation and adaptation to specific site conditions. Representative images are included to illustrate design intent and inform future design development. All images shown are subject to final engineering.

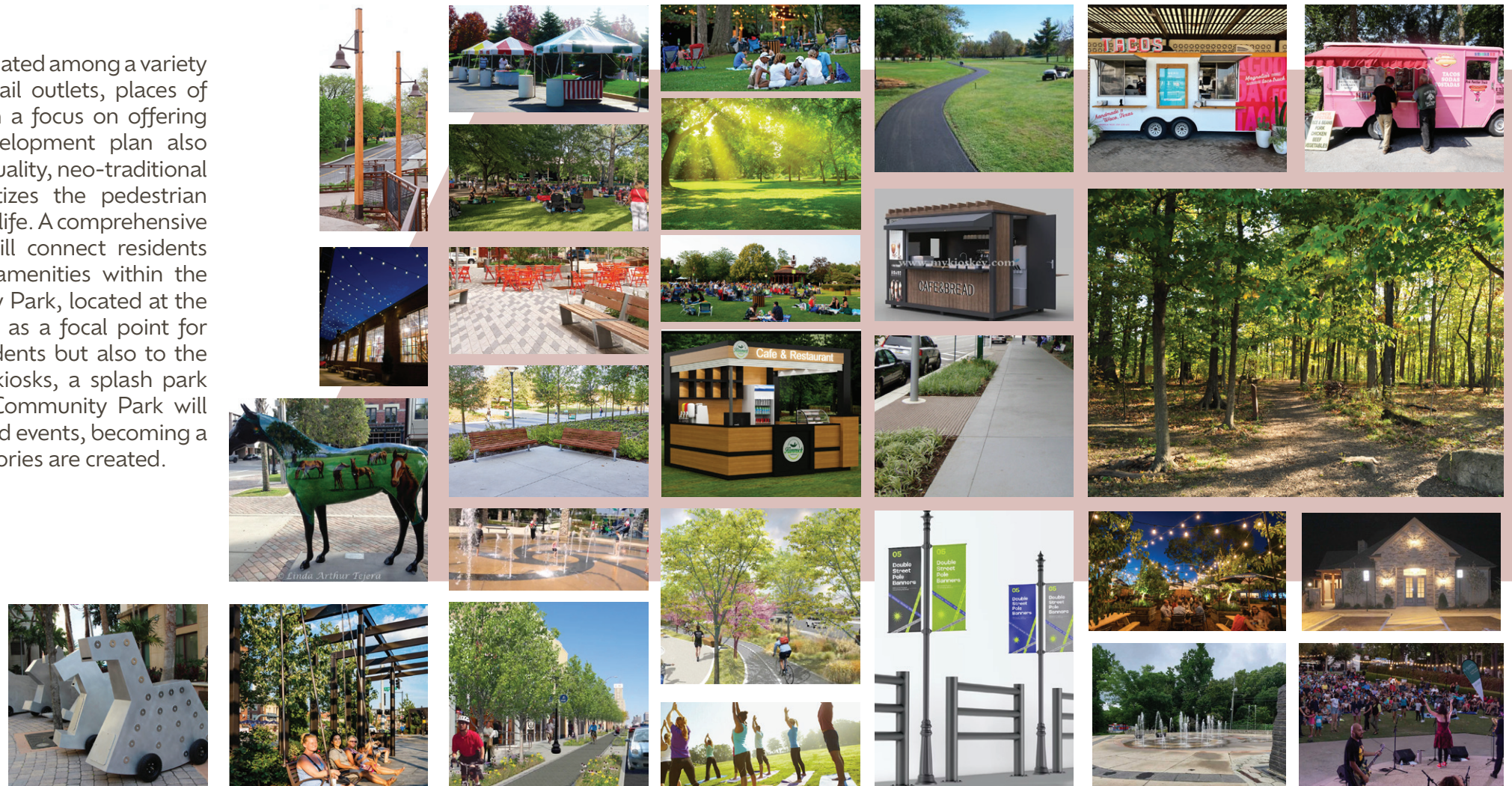
PART I: OVERVIEW



PART I: OVERVIEW

PROJECT SUMMARY

The Hoadly Square community is situated among a variety of existing amenities, including retail outlets, places of worship, schools, and offices. With a focus on offering diverse housing options, this development plan also emphasizes the creation of a high-quality, neo-traditional neighborhood. This design prioritizes the pedestrian experience and the overall quality of life. A comprehensive network of sidewalks and trails will connect residents to numerous strategically placed amenities within the community. The Central Community Park, located at the heart of the community, will serve as a focal point for activities, catering not only to residents but also to the wider community. Boasting retail kiosks, a splash park and a performance pavilion, the Community Park will provide an ideal setting for organized events, becoming a cherished space where lasting memories are created.



PART I: OVERVIEW

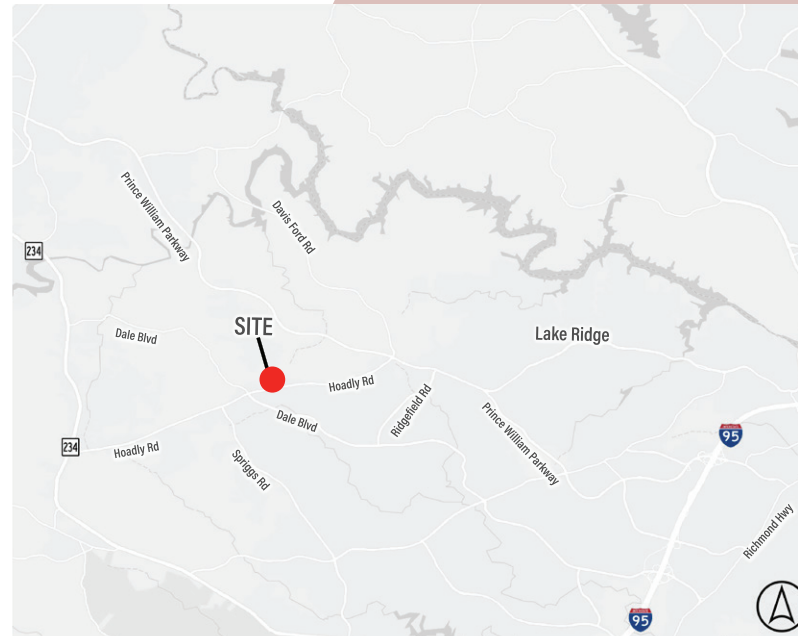
SITE SETTING

REGIONAL SETTING

The site is situated in the Occoquan Magisterial District, within Prince William County, Virginia southwest of the Prince William County Police Department and west of the Prince William County Government Center. It is located approximately 5.3 miles northwest of Interstate 95 and 4.15 miles east of Route 234. To the south of the site, across Hoadly Road, is an elementary school and a residential neighborhood.

LOCAL SETTING

The zoning designations of adjacent parcels include; A-1 agricultural to the east and southwest, R-4, Residential to the south and SR-1, Semi-Rural Residential to the northwest.



REGIONAL SETTING



LOCAL SETTING

PART I: OVERVIEW

LAND USE AND URBAN FABRIC

URBAN FABRIC

The Long Range Land Use designation for the site is ORPA, Occoquan Reservoir Protection Area, RN-2, Residential Neighborhood, and MU-3, Mixed Use. The applicant simultaneous with the rezoning application is seeking a Comprehensive Plan Amendment for two parcels to the MU-3, Mixed Use land use designation that currently exists on properties just east of the site and within the The Government Complex Activity Center just east of Hoadly Road. The development is sensitive to the natural environment currently present on the site and provides an urban fabric that transitions in density and preserves the natural areas. The proposed community overall meets the guidelines of the T-3 transect, and steps generally and gradually down across the site from urban to rural with T-0 as a natural transition between the Government Complex Activity Center to the east and the adjacent ORPA to the west.



NATURAL

NEIGHBORHOOD
SUBURBAN/
TRANSITIONAL EDGE

NEIGHBORHOOD
SUBURBAN

NEIGHBORHOOD
URBAN/SUBURBAN

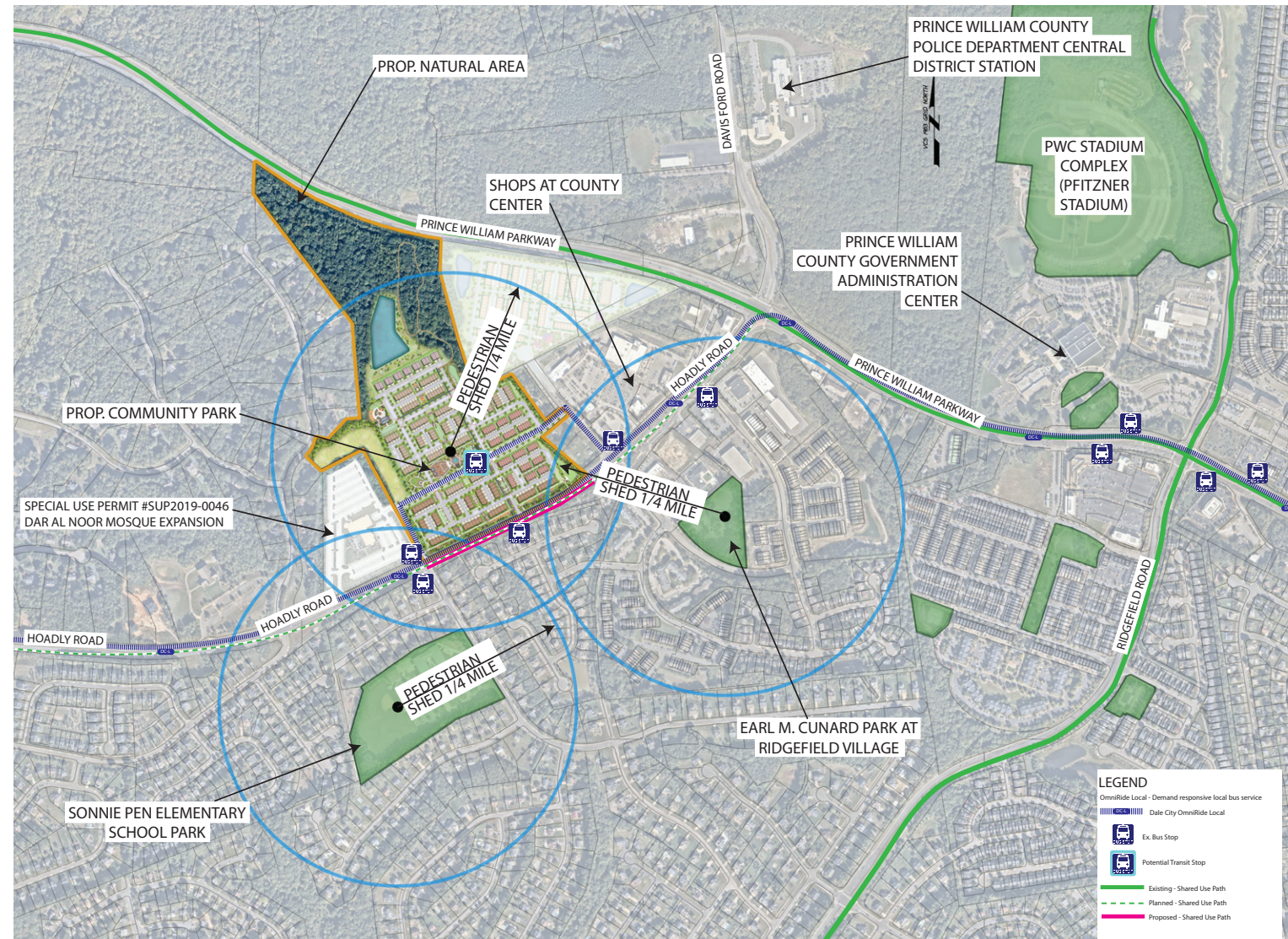
PART I: OVERVIEW

CONTEXTUAL CONNECTIVITY

CONTEXTUAL CONNECTIVITY

There are many amenities within the immediate vicinity of the site, making it a highly walkable neighborhood. Within a 5 minute walk (pedestrian shed) or one minute bike ride from the site, there are multiple restaurants, a grocery store, a religious institution, public and private schools, banking, and medical offices, among other amenities and services.

The site will be connected to the surrounding community by future shared use paths, sidewalk and trail networks that will create a link between residential neighborhoods and nearby existing parks. The proposed amenities including a community park, pocket parks, and a natural park area which will be available for use by neighboring residents.



PART I: OVERVIEW

HISTORICAL BACKGROUND & THEME

SITE HISTORY

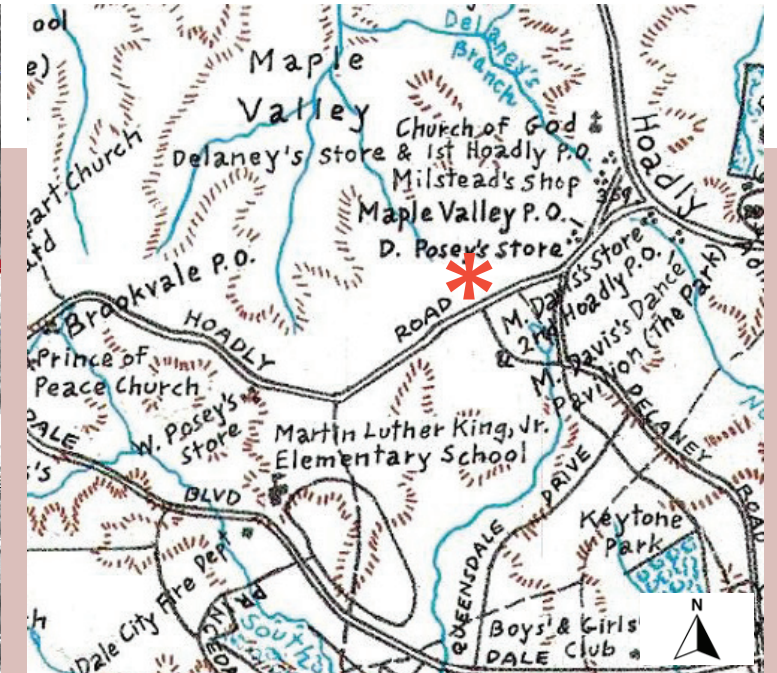
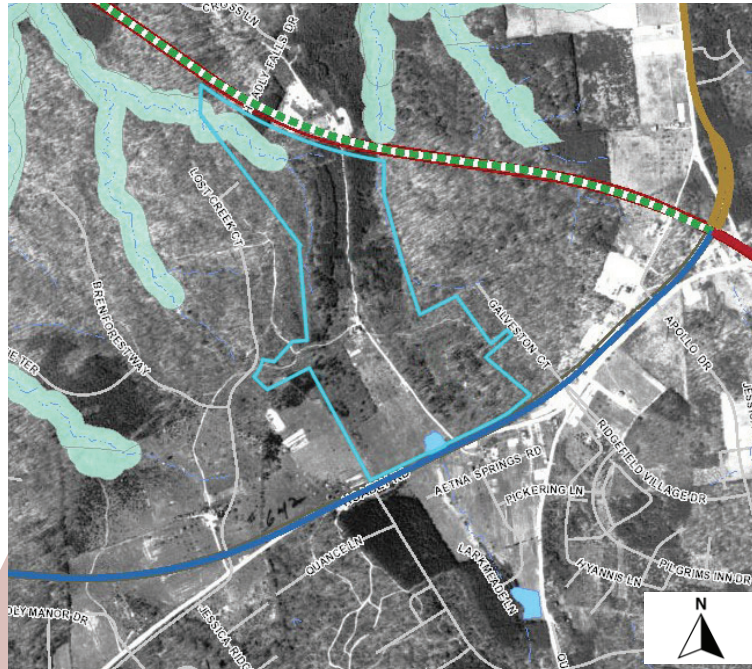
Prior to European settlement, the area nearby had an outdoor workshop used by the Native Americans for the creation of tools such as arrowheads. Evidence suggests that the workshop was active from the Late Archaic period (3000-1201 BCE) through the Late Woodland period (1000-1606 BCE). Though located around the Algonquian language area - which includes several different tribes - the site was almost certainly inhabited by members of the Dogue Tribe, who were prevalent in eastern Prince William County.

After European settlement, the Hoadly community developed in the area. The community was centered around the intersection of Prince William Parkway, Hoadly Road, and Davis Ford Road. This intersection was an important crossroads from the 1700s linking Fairfax, Independent Hill, Brentsville, Manassas and Occoquan. The Hoadly Post Office served as a community hub from the late 1800s through 1954 when it was discontinued after the last postmaster, Ida M. Davis died.

Most recently, from 1976 to the mid-2020s Criswood Farm has operated as a family-run horse farm, raising quarter horses, training new riders, and offering a tack shop.

Sources:

Prince William Times "Remembering Hoadly -- more than just a road", "Prince William's place names: How tall tales, families left their marks on mid-county locales", Criswood Farm and Tack Shop, Bluestone Research "Phase I Archaeological Survey of the Galveston Development Property Manassas, Prince William County, Virginia", Virginia Foundation for the Humanities and Public Policy "The Virginia Indian Heritage Trail."



HISTORIC PRINCE WILLIAM COUNTY MAP
EUGENE M. SCHEEL, 1992

PART II: THE PLAN



PART II: THE PLAN

OVERVIEW

COMMUNITY CREATION

This development will celebrate the history of the site and the natural areas within it. At the same time it will introduce a diverse mix of housing types to a wider community in need of more housing options.

The integration of equestrian and Native American themes to honor the site's heritage, alongside a thoughtfully designed network of open spaces that includes the preservation of significant natural areas, a range of housing options, and a commitment to high quality design, will come together to create a dynamic and thriving community.



PART II: THE PLAN

DEVELOPMENT PLAN

DEVELOPMENT PLAN

The proposed development plan encompasses approximately 57.69 acres of land intended to be zoned as PMR district and include a blend of townhouse and duplex units. Additionally, a clubhouse is planned along the secondary east west corridor. Moving further north, the plan includes undisturbed natural areas.

This development provides for a range of housing options to the community, emphasizing quality of life and place-making elements. The development plan presents a well-structured and thoughtful approach to land use and community development, emphasizing the importance of creating a harmonious and vibrant community environment.



RESIDENTIAL UNIT MIX

- REAR LOAD 24' TOWNHOUSE: ±78
- REAR LOAD 20' TOWNHOUSE : ±123
- REAR LOAD 16' TOWNHOUSE: ±64
- DUPLEX: ±14

TOTAL UNITS: ±279

SITE CONNECTIVITY

Overall, the development's design embraces a context-sensitive approach to urban design and offers a multi-modal form of transportation, catering to pedestrians, bicyclists, and motorists alike.



PART II: THE PLAN

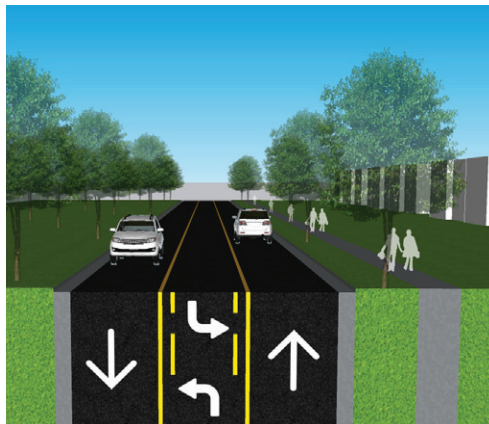
STREET NETWORK

The street network encompasses a structured hierarchy of service and design levels. At the heart of the community lies an avenue that links the development to Galveston Court. A tier below this, a network of interconnected private streets extends into the community, directing vehicular access to units. Pedestrian connections are present along the avenue and private streets, with a greater concentration in open spaces.

The development emphasizes the importance of connectivity and functionality of its road networks to enhance accessibility, efficiency, and safety for both vehicular and pedestrian traffic.

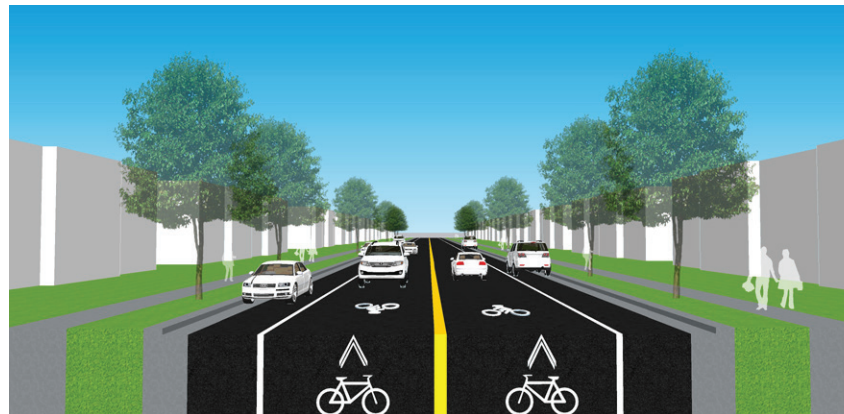
- VEHICULAR NETWORK**
-  Public CI-1
 -  Public UAS-1 Avenue
 -  Public UAS-1 Avenue Modified
 -  Private UAS-1 Street
 -  Private TS-1
 -  Private UA-1
 -  Proposed Access Point
 -  Potential Inter-parcel Access

CI-1 

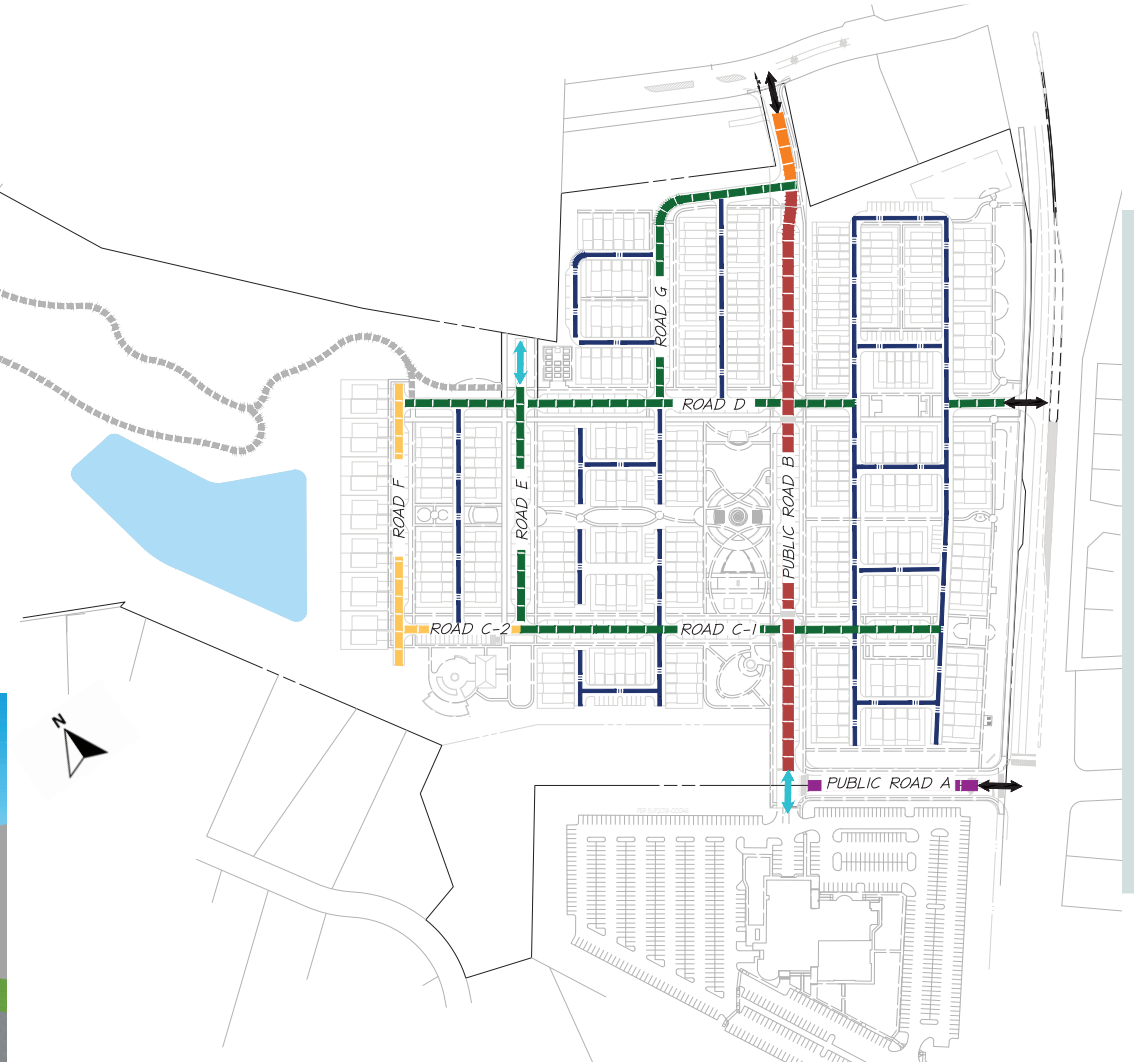


TRAVEL LANE
CENTER TURN LANE
TRAVEL LANE
AMENITY PANEL
SIDEWALK

UAS-1 Avenue 



SIDEWALK
AMENITY PANEL
PARKING LANE
TRAVEL LANE
TRAVEL LANE
PARKING LANE
AMENITY PANEL



PART II: THE PLAN

STREET SECTIONS

UAS-1 Avenue Modified



TRAVEL
LANE

TRAVEL
LANE

AMENITY
PANEL

SIDEWALK

UAS-1 Street 



SIDEWALK

AMENITY
PANELPARKING
LANETRAVEL
LANETRAVEL
LANEPARKING
LANEAMENITY
PANEL

SIDEWALK

TS-1 

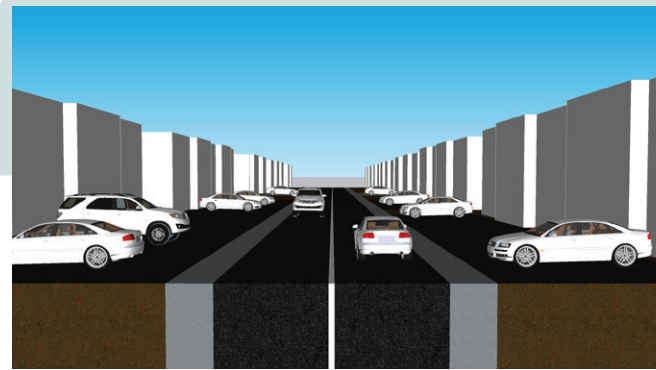
TRAVEL
LANE

TRAVEL
LANE

AMENITY
PANEL

SIDEWALK

UA-1



TRAVEL
LANE

TRAVEL
LANE

Key Map



PART II: THE PLAN

OPEN SPACE & BUFFER PLAN

OPEN SPACE

The site proposes approximately 56% open space including a number of amenity areas and an undisturbed natural area.

NATURAL AREAS

Approximately 17 acres of the site is composed of a contiguous tree conservation area. A natural surface trail will run through a portion the conservation area, the route of which will be field located to minimize impacts to existing trees and vegetation. This natural area will serve as a buffer for most of the northern leg of the site.

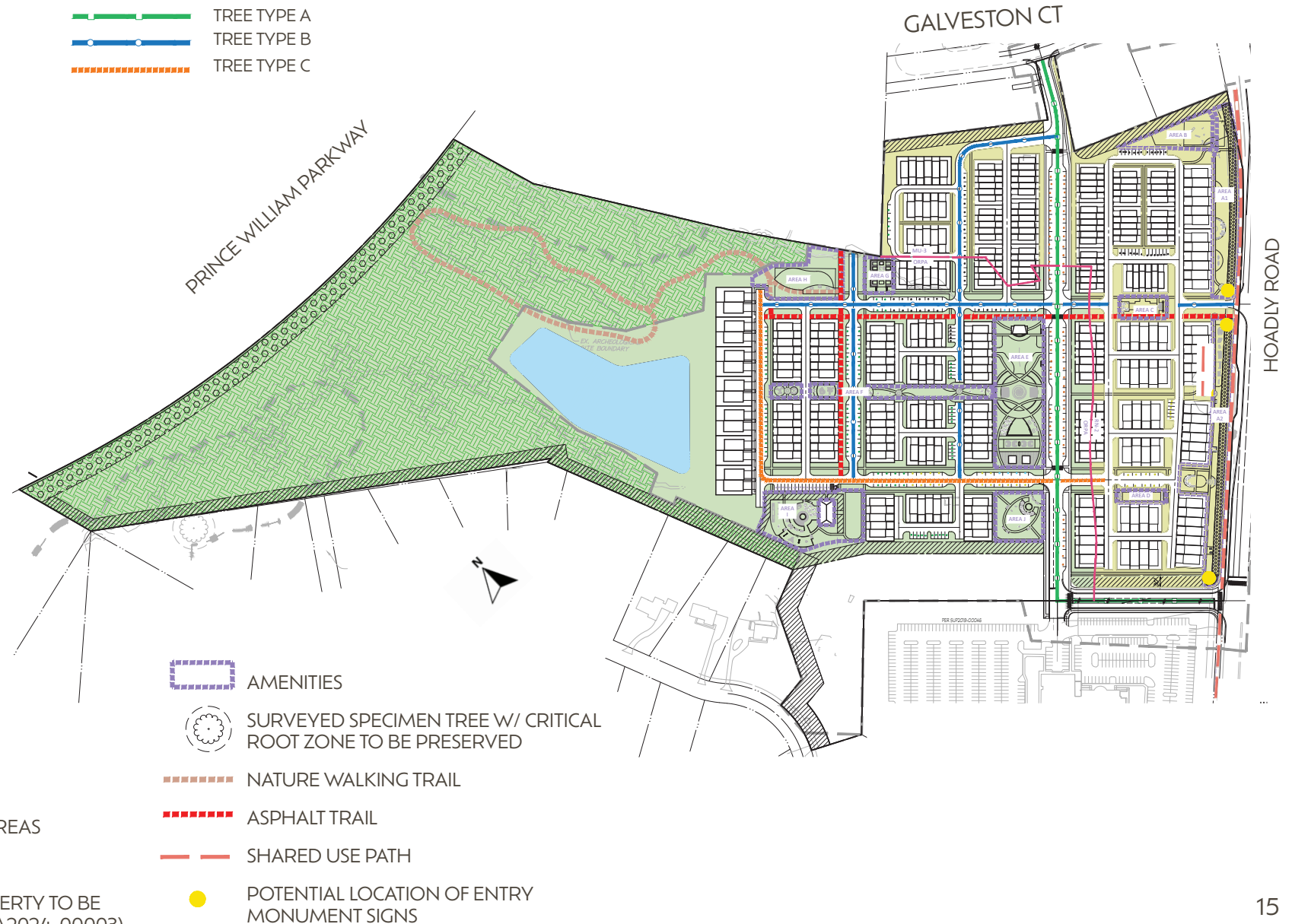
BUFFERS AND LANDSCAPE AREAS

Where the conservation area does not fulfill buffer requirements, proposed landscaping per the DCSM will be provided. Along the northern and western boundary the buffers will be designed to resemble the conservation area. Only native species or cultivars thereof shall be used in these buffers. The natural area at the northeastern boundary will be preserved and the development allows for visual and physical integration between Hoadly residential uses and the proposed residential development to the north east. The landscape buffer along Hoadly Road will be integrated into the parks and serve as the streetscape along the frontage.

LEGEND	
	LIMITS OF CLEARING & GRADING
	LANDSCAPE BUFFER/AREA
	HCOD BUFFER
	UNDISTURBED NATURAL OPEN SPACE AREAS
	OPEN SPACE OUTSIDE ORPA
	OPEN SPACE IN ORPA (INCLUDING PROPERTY TO BE DESIGNATED AS MU-3 PURSUANT TO CPA2024-00003)

STREET TREE HIERARCHY

	TREE TYPE A
	TREE TYPE B
	TREE TYPE C



PART III: RESIDENTIAL



PART III: RESIDENTIAL

TOWN HOUSE ARCHITECTURAL & BUILDING STANDARDS

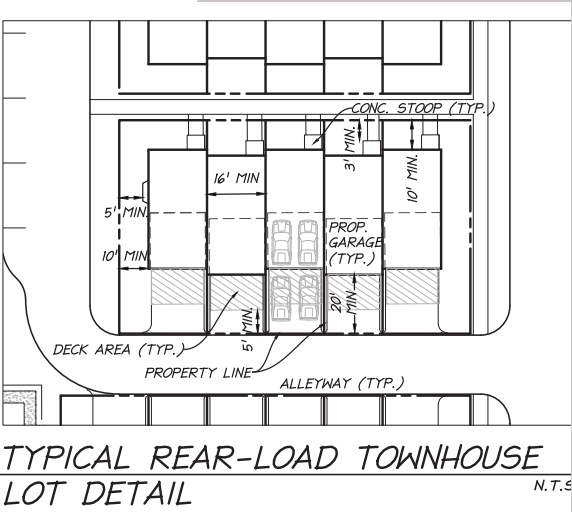
REAR LOAD TOWNHOUSE

Theses units will offer clean lines with purposeful details, emphasizing simplicity and texture to create a modern minimalist feel. The townhouse architecture shall complement the others uses in the development.



TYPICAL LOT/UNIT NOTES:

1. THE TYPICAL LOT DETAILS ARE INTENDED TO ESTABLISH MINIMUM YARD AREAS AND SETBACKS. THE FOOTPRINTS SHOWN ARE ILLUSTRATIVE AND ARE NOT INTENDED TO REPRESENT THE ACTUAL FOOTPRINT. ALTERNATIVE FOOTPRINTS MAY BE USED.
2. STAIR/STEPS OFF OF UNCOVERED OR COVERED ENTRY WAYS/STOOPS MAY EXTEND TO WITHIN 3 FOOT OF FRONT LOT LINES.
3. DECKS AND BAY/BOX WINDOWS MAY EXTEND INTO MINIMUM REQUIRED REAR YARDS BUT NO CLOSER THAN 3 FEET TO FRONT LOT LINE AND 5 FEET TO SIDE AND REAR LOT LINE.
4. MINIMUM DRIVEWAY LENGTH MEASURED FROM BUILDING FACE TO FACE OF CURB OR EDGE OF PAVEMENT OF THE ALLEYWAY.
5. ADU TO BE DISPERSED THROUGHOUT THE COMMUNITY.



PMR HOUSING UNIT TYPES AND PERFORMANCE STANDARDS: (Sec. 32-306.12)

F. Townhouse. This dwelling type consists of a single-family attached unit, with individual outside access. Rows of townhouses shall contain no more than ~~six~~ **seven** dwelling units in a group. The following table specifies the minimum standards:

(1)	Minimum lot width	20 16 ft.
(2)	Group setback	20 ft.
(3)	Maximum building height	35 45 ft.
(4)	Minimum setbacks:	
(a)	Front (with off-street parking)	10 ft. (5 ft. for covered stoops)
(b)	Front (with garage)	20 ft.
(c)	Setback from any public right-of-way	20 ft.
(d)	Side (end unit)	10 ft.
(e)	Rear (shall not apply to back-to-back townhouses)	20 ft.
(5)	Minimum setbacks for unroofed decks, stoops, landings, and similar features:	
(a)	Front (with off-street parking)	5 3 ft.
(b)	Front (with garage)	15 ft.
(c)	Side (end unit)	10 5 ft.
(d)	Rear	8 5 ft.
(6)	Minimum building footprint	720 640 sq. ft.
(7)	Open space for development using townhouse housing type	30%

NOTE:

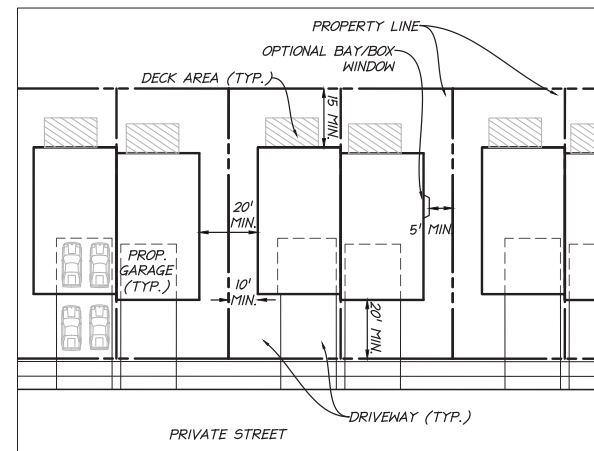
1. Setbacks shall be varied at least two feet for all townhouse units within a group, except that two abutting units may have the same setback, provided no more than four units in the group have the same setback.
2. Architectural treatment shall vary so that no more than two abutting units are substantially the same, and so that no more than four units in any group are substantially the same.
3. The rear yard setback for townhouses constructed under the standards in effect prior to April 21, 1998, is ten feet. An unroofed deck in the rear yard of a townhouse constructed prior to that date, and with an actual rear yard of ten feet, may encroach up to six feet into the required setback.
4. ~~For an individual section or phase of a multiphase project, one-half of the required open space, or 15 percent, shall be provided within that phase or section. The remaining 15 percent may be provided on a project-wide basis.~~

PART III: RESIDENTIAL

DUPLEX ARCHITECTURAL & BUILDING STANDARDS

DUPLEXES

Hoadly Square's duplexes offer design elements with a creative and thoughtful use of quality materials that contribute to a successful urban context and create an attractive physical environment.



**TYPICAL FRONT LOAD DUPLEX
LOT DETAIL**

N.T.S.

TYPICAL LOT/UNIT NOTES:

1. THE TYPICAL LOT DETAILS ARE INTENDED TO ESTABLISH MINIMUM SETBACKS. THE FOOTPRINTS SHOWN ARE ILLUSTRATIVE AND ARE NOT INTENDED TO REPRESENT THE ACTUAL FOOTPRINT. ALTERNATIVE FOOTPRINTS MAY BE USED.

PMR HOUSING UNIT TYPES AND PERFORMANCE STANDARDS: (Sec. 32-306.12)

E. Duplex house. This dwelling type consists of a building containing two dwelling units with not more than one family occupying each dwelling unit. It has only one dwelling unit from ground to roof and only one wall in common with another dwelling unit. The following table specifies the minimum standards for a duplex house.

- (1) Minimum lot area, per unit lot~~4,500~~ **3,900** sq. ft.
- (2) Maximum lot coverage0.50
- (3) Maximum building height35 ft.
- (4) Minimum setbacks:
 - (a) Front setback to house20 ft.
 - (b) Side, not attached10 ft.
 - (c) Corner lots (side)10 ft.
 - (d) Rear15 ft.
- (5) Minimum setbacks for unroofed decks, stoops, landings, and similar features:
 - (a) Front15 ft.
 - (b) Side, not attached5 ft.
 - (c) Corner lot (side)20 ft.
 - (d) Rear8 ft.
- (6) Minimum lot width~~50~~ **38** ft.

PART III: RESIDENTIAL

LANDSCAPE SCHEME

Hoadly Square includes single family attached townhouse and duplex unit types. Tree planting will vary by unit type. Where feasible, deciduous trees should be located within fifteen feet of the road so they can serve as street trees and should follow the street tree palette. Landscape plantings on individual lots will, over time, be personalized by the residents, and potentially be overseen by an architectural review board and/or HOA. Initial foundation plantings for each lot will help to soften the streetscape and provide visual continuity throughout the community. Shrub and perennial species will be determined based on sun exposure. Species and quantities of plants shown in the lot details and palette are intended as a guide only, final planting design should relate to and complement architecture.

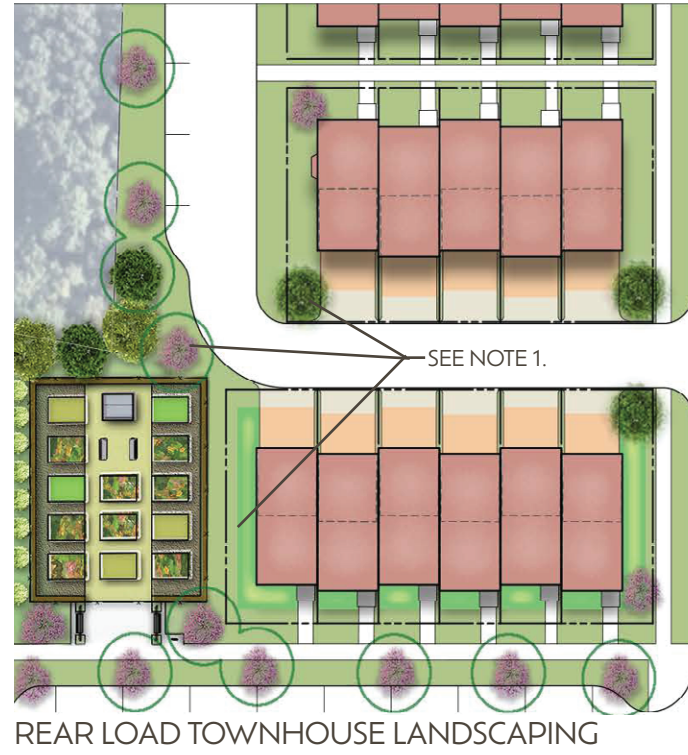
LEGEND:

-  MEDIUM/LARGE DECIDUOUS TREE
-  SMALL/COMPACT DECIDUOUS TREE
-  POTENTIAL FOUNDATION PLANTINGS

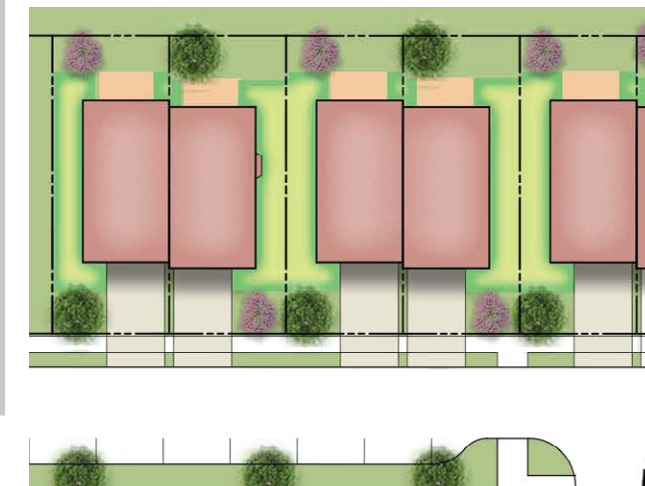


NOTE:

1. THE APPLICANT REQUESTS A MODIFICATION TO LOT LANDSCAPING REQUIREMENTS TO ALLOW RESIDENTIAL PLANTINGS FOR END AND INTERIOR UNITS TO BE PROVIDED IN COMMON OPEN SPACE WHERE UTILITIES FOR LOTS ARE ANTICIPATED TO PRECLUDE PLANTING.



Quantity of trees shall be a minimum of at least one small or compact deciduous tree per unit plus one additional large or medium deciduous tree per end unit. Trees will generally be located on lots except where utility conflicts are present.



PART IV: NON-RESIDENTIAL



PART IV: NON-RESIDENTIAL

RETAIL

ARCHITECTURAL & BUILDING STANDARDS

Outdoor kiosks shall be meticulously crafted for enduring outdoor use, with a focus on long-lasting durability and the ability to withstand various weather conditions. These kiosks shall be designed to incorporate a diverse range of high-quality components that enhance the aesthetic appeal of the environment in which they are placed.



RETAIL KIOSK

SPECIAL EVENTS

The segment of road between two parks, one of which includes the retail kiosks, is poised to offer recreational opportunities for both residents and the wider community. The location adjacent to the proposed public road ensures high visibility and makes it an ideal venue for hosting planned special events. During seasonal festivals, road closures will prioritize pedestrian access, allowing for the setup of tents and other facilities. The road network allows rerouting of road circulation without isolating any residents.



SPECIAL EVENTS

- Primary pedestrian circulation pattern
- Road circulation for special events
- Potential location of road closure
- Vendor tent/truck



PART V: THE DETAILS



PART V: THE DETAILS

STREETSCAPE ELEMENTS

The streetscape elements including street trees, landscape amenity areas, lighting, sidewalks and crosswalks will all contribute to the comfort and safety for residents. The focus will be on pedestrian flow as well as creating a sense of place through the street network.

SIDEWALK

Sidewalks shall be a minimum of 5' wide. Materials will typically be concrete, though other materials may be incorporated as accents or theming elements.

AMENITY PANEL

PLANTING ZONE

Street tree planting shall be a minimum 6' wide in conformance with the Design and Construction Standards Manual (DCSM). Planting zones shall provide adequate soil volumes per Table 8-8 of the DCSM. Planting zones will include a mixture of trees, shrubs and native ground cover.

POTENTIAL AMENITY AREAS

Amenity areas shall be incorporated in line with the planting zone as needed to provide a rhythm of street furnishings. Exact elements within individual amenity areas may include benches, cluster mailboxes, trashcans, bike racks and/or other features to benefit the community.

STREETSCAPE LEGEND

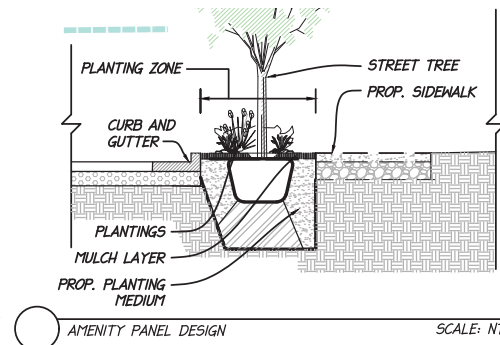
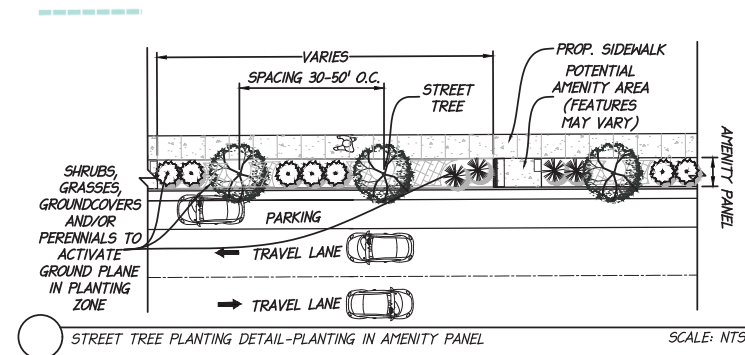
- Street Trees in Amenity Panels
- Street Trees Behind Sidewalk
- Street Tree Species Group A
- Street Tree Species Group B
- Street Tree Species Group C



STREETSCAPE ELEMENTS



REAR LOAD TOWNHOUSE STREETSCAPE



PART V: THE DETAILS

STREETSCAPE ELEMENTS

STREET TREES shall be used to emphasize a street hierarchy. To promote a hierarchy, three species groups shall be created. Each group should contain 1-3 unique species of tree, exact number of species within each group may vary as necessary to meet diversity requirements. Preference shall be given to native species and hybrids and cultivars thereof, but non-native non-invasive species are permissible to meet diversity requirements.



THORNLESS HAWTHORN



CRAPE MYRTLE



HYBRID DOGWOOD



REDBUD



AMERICAN HORNBEAM



RED MAPLE



RED OAK



THORNLESS HONEY LOCUST

SHRUBS AND GROUND COVER should generally be native. Species selection should aim to provide multiple seasons of interest, salt tolerance, minimal required maintenance, and low height plants that will not impede sight distances as they mature.



COREOPSIS



SEDGE



CONE FLOWER



SHORE JUNIPER



SHAMROCK INKBERRY



PAVING patterns are intended to blend with the surrounding area but yet provide a unique identity to Hoadly Square. Scored concrete and specialty paving may be combined in a unified and aesthetic manner that provides a sense of place.



PAVING MATERIALS AT CROSSWALKS shall create identifiable ground plane links throughout the development. Stamped crosswalks are encouraged where possible. High visibility crosswalk striping should be reserved for uncontrolled locations where the visibility benefits are most needed.

PART V: THE DETAILS

LANDSCAPING DETAILS

PLANTING PALETTE

In respect of the Native American heritage of the site, plantings shall be predominantly native. Where feasible, preference should be given to plants that served a purpose in Native American societies. Non-native plantings shall be permitted only as necessary to meet unique specific challenges for which a native equivalent cannot be provided. Examples of these exceptions include compact and columnar trees in restricted planting areas (Columnar English Oak, Crape Myrtles, etc.), hybrid plants where the native equivalent is overly susceptible to disease or other issues, and evergreen plantings when diversity goals are unable to be achieved with native species alone. If a disease prone species is utilized (American Elms, Flowering Dogwoods, etc.), then a disease resistant cultivar or hybrid shall be specified (New Harmony Elm, Stellar series Dogwoods, etc.).

PLANTING SCHEME

Planting areas across the site shall generally be a natural or informal planting style. In certain parks and in relatively restricted areas like narrow streetscapes and lots, more formal layouts may be followed to read as a coherent design.



WHITE OAK



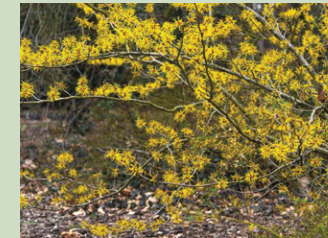
AMERICAN ELM



RIVER BIRCH



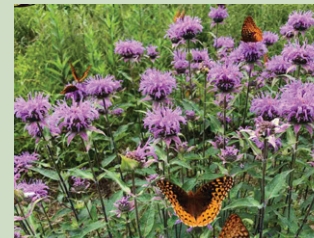
CHOKEBERRY



WITCH HAZEL



ARROWWOOD VIBURNUM



BEE BALM



NEW ENGLAND ASTER



GERANIUM



NATURAL STYLE PLANTINGS



FORMAL PLANTING LAYOUTS



PART V: THE DETAILS

COMMUNITY THEME

THEME

The theme within the community seeks to honor the history of the site, both the Native American origins of the area and the most recent farm use of the site. Numerous placemaking elements will be integrated referring to the histories and function of the Native American workshop and Criswood Farm. The theme of honoring Native American history and recent farm use will carry further than aesthetics and introduce educational, agritourism, and artistic opportunities within the community that connect back to the roots of the land. Examples of potential active engagement of the theme are listed below, a minimum of three of these items or similar equivalents shall be applied within the community.

ACTIVE ENGAGEMENT OF THEME

Potential interpretive signage may be incorporated at key points within the amenity network. This signage will provide site history, traditional cultural practices, farm life, and other relevant topics.

A Community Garden will be incorporated into key spaces, either private plots or community pick your own spaces reminiscent of Native American food forests.

Event spaces will allow for seasonal festivals, sales, education programs, etc. The programmed events can build community, educate the public on cultural history, and/or embody the commercial aspect of a functional farm.

Leasable retail kiosks, with preference given to local businesses. Alternatively if there is insufficient retail demand, the kiosk could become a community maker space that will bring the production history of the archaeological site to present day or a rentable event pavilion.

An open air gallery for participating residents to display and potentially sell their locally created work, again carrying on the history of production on the site. Themed play areas will introduce children to Tribal and agricultural history and foster imaginative play.



PASSIVE ENGAGEMENT OF THEME

Planting choices shall favor plants used by Native American communities.

The neighborhood emblem shall integrate a horse reminiscent of the farm use.

Park names are themed after Criswood Farm and the Native American history of the area.

Site lighting and furniture styled after equestrian centers.

PART V: THE DETAILS

AMENITY AREAS: OVERVIEW

The neighborhood amenity areas include a nature trail and a network of interconnected parks each offering unique experiences. In keeping with the overall theme of the community, the parks are inspired by the area's history, both the Native American uses and the site's more recent operation of the farm. Interpretative signage should be incorporated into the park system. Suggested park names and themes are below to serve as an inspiration for the interpretive signage.

TRAIL SYSTEM

An asphalt trail connects the interior of the development to outside amenities and can potentially be extended to the adjacent future development to the east. Past the Arrowhead Trailhead, the trail system transitions to natural surface. The overall character shall be consistent with the rest of the community. Trails shall be maintained in a safe condition by the owners association.

A **HOADLY SQUARE LINEAR PARK**
This park along Hoadly Road is the face of the community and a connection between internal parks and trails. In support of the overall community theme, potential interpretive signage may form a historical timeline of the site.

B **ARENA DOG PARK**
Criswood Farm boasted multiple training arenas supporting their lesson barn. As dog parks are often a training and socializing area for owners and pets, the theme links the past and present.

C **WEAVERS GARDEN**
A general grid layout and exhibit of historically useful native plants links this garden to the ancient and ongoing weaving history of Native American communities.

D **QUARTER HORSE REFLECTION PARK**
Criswood farm primarily raised and trained riders on American Quarter Horses. This small park promotes reflection with seating areas and open lawn space.

E **CENTRAL COMMUNITY PARK WITH TACK SHOP SQUARE AND HORSE SHOE PAVILION**
Named after the tack shop operated at the farm, this plaza area will have commercial kiosks. The Horse Shoe Pavilion and amphitheater design shall emulate a horse shoe. In addition, the proposed splash park will honor the sacred role of water in the spirituality, sustenance, and ecological knowledge of Indigenous peoples, reflecting their deep connection to the land and the natural world.

F **PONY PARK**
Named for the Pony Parties offered by Criswood Farm for young children, this park has active recreation options for all ages and gathering areas for community groups. The play area shall reinforce the historical theme of the community through interpretive signage and equipment choices.



G **COMMUNITY GARDEN**
The community garden allows residents to carry on the historically agricultural use of the site.

H **ARROWHEAD TRAILHEAD**
This trailhead is the transition from urban asphalt trail to the natural surface walking trail. The site can also be used to demonstrate food forest concepts with interpretive signage on useful native plants.

I **HOADLY SQUARE CLUBHOUSE**
Community gatherings have been important for all of the history of the site. Named for the community as a whole, the clubhouse shall have features to serve all ages. Outdoor amenities should reinforce and expand on indoor amenities.

J **BOARDERS PARK**
A major service Criswood Farm provided to the local equine community was safe and comfortable boarding of horses. The seating area, outdoor games, and lawn area framed by plantings provides a similarly comfortable space.

PART V: THE DETAILS

AMENITY AREAS: DETAILS

A HOADLY SQUARE LINEAR PARK

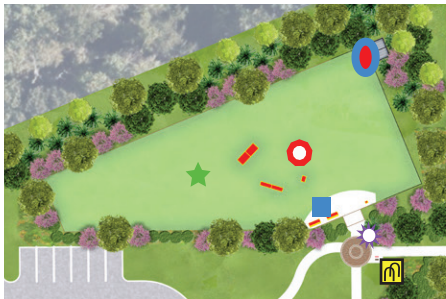


AMENITY PROGRAM ELEMENTS:

A variety of elements will be incorporated into the parks throughout Hoadly Square. Possible elements and categories are outlined below.

- SITTING AREA
- ✖ LAWN
- ACTIVE RECREATION ELEMENT
- ◆ PLAYGROUND
- ◆ SPORT COURT
- ★ DOG PARK
- ◆ FITNESS AREA
- ✱ THEMED SITE FURNITURE OR ELEMENTS
- ✱ POTENTIAL THEMATIC DIRECTIONAL/ INTERPRETIVE SIGNAGE
- ◆ DINING AREA
- BIKE RACKS (PER DCSM STANDARDS)
- GARDEN
- AMENITY STRUCTURE

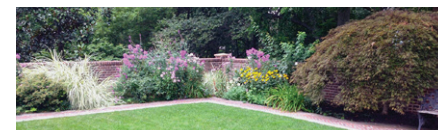
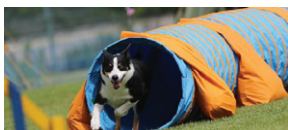
B ARENA DOG PARK



C WEAVERS GARDEN



D REFLECTION PARK



PART V: THE DETAILS

AMENITY AREAS: DETAILS

J BOARDERS PARK



E CENTRAL COMMUNITY PARK
WITH TACK SHOP SQUARE AND HORSE SHOE PAVILION

F PONY PARK



AMENITY PROGRAM ELEMENTS:

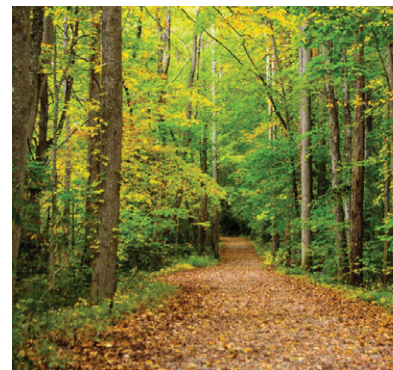
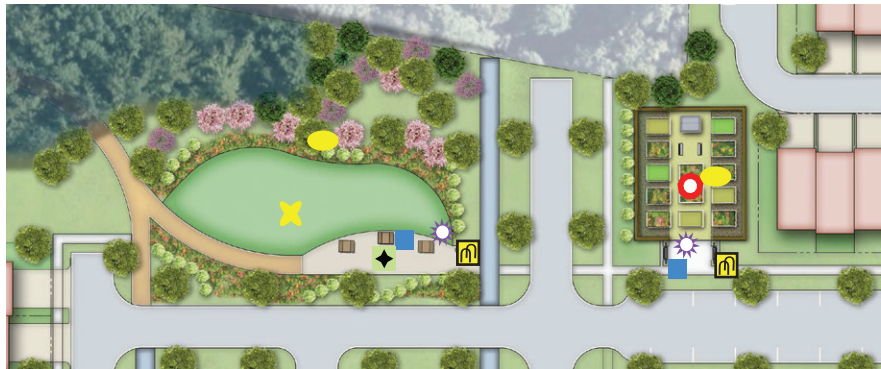
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- ◆ DINING AREA
- 🚲 BIKE RACKS (PER DCSM STANDARDS)
- GARDEN
- AMENITY STRUCTURE

PART V: THE DETAILS

AMENITY AREAS: DETAILS

H ARROWHEAD TRAILHEAD G COMMUNITY GARDEN



AMENITY PROGRAM ELEMENTS:

A variety of elements will be incorporated into the parks throughout Hoadly Square. Possible elements and categories are outlined below.

- SITTING AREA
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- ◆ DINING AREA
- BIKE RACKS (PER DCSM STANDARDS)
- GARDEN
- AMENITY STRUCTURE

PART V: THE DETAILS

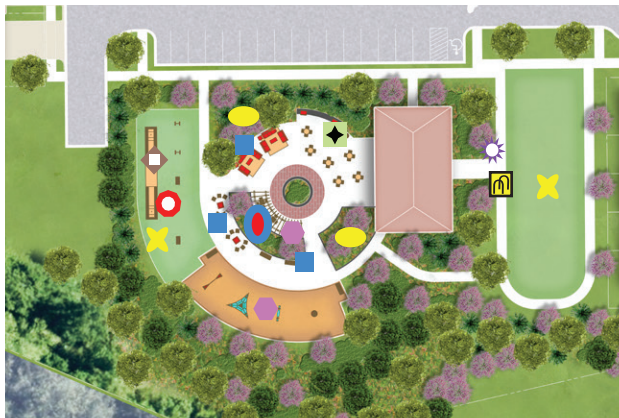
AMENITY AREAS: DETAILS

AMENITY PROGRAM ELEMENTS:

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- ◆ DINING AREA
- 🚲 BIKE RACKS (PER DCSM STANDARDS)
- GARDEN
- AMENITY STRUCTURE

I HOADLY SQUARE CLUBHOUSE



PART V: THE DETAILS

SITE FURNITURE

SITE FURNITURE

Furnishings such as benches, tables and chairs, swings, trash cans and bike racks will be selected with the equestrian theming in mind. Using the more formal industrial design or slightly rustic style.

Recommended Colors:

- Dark Brown
- Dark Gray
- Dark Blue
- Dark Green
- Black

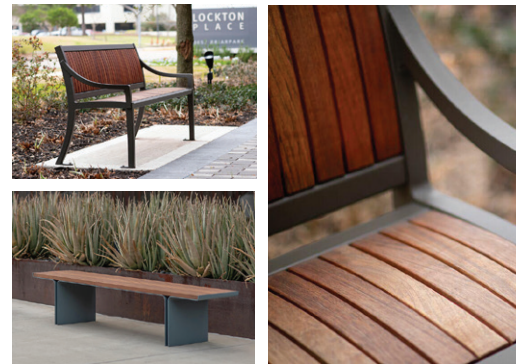
Recommended Materials:

- Aluminum/Cast Aluminum
- Cast iron
- High-density polyethylene (HDPE)

Street furnishings shall be of high quality, consistent with the style and color of the selected streetscape light fixtures as well as other approved elements.

BENCHES

Seating must occur along streetscapes, plazas and open spaces. Benches should be placed outside of the main pedestrian flow, but within close proximity to pedestrian zones. Seating should be placed in shaded open spaces; fixture/ planting zone, plazas, and parks; to invite longer stays.



TRASH RECEPTACLES

Trash receptacles shall complement other furnishings and help to unify the image. Trash receptacles should not interfere with pedestrian traffic and therefore should be located within the planting zone near or along curbs for easy maintenance access.

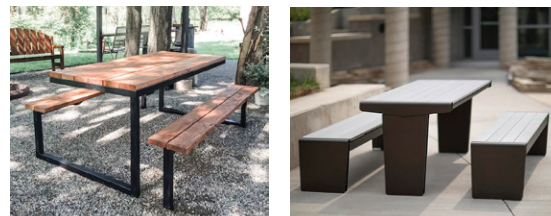


BIKE RACKS

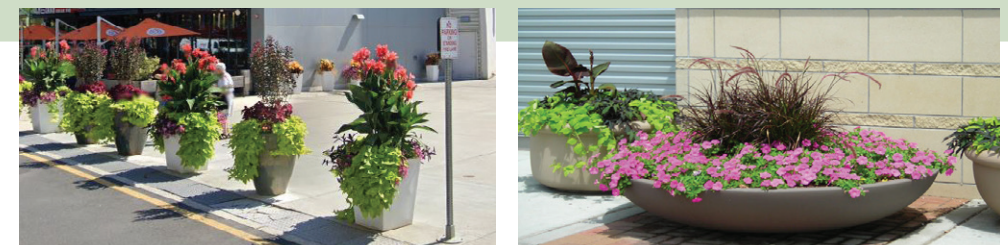
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LOUNGE CHAIRS



PICNIC TABLES



PLANTERS shall be used to visually enhance the space and provide areas for landscape relief, as well as to reduce or accent an architectural mass. Planters should be designed with consideration to both the physical form of the planters, as well as the plants used within each planter.

PART V: THE DETAILS

PLACE MAKING ELEMENTS

PLACEMAKING

The Hoadly Square development aims to cultivate a distinct sense of belonging by strategically incorporating elements in key locations to forge connections between users and these areas. By drawing inspiration from equestrian and Native American themes, the public spaces will revolve around people and their social requirements, thereby establishing an environment conducive to everyday community life.



PUBLIC ART



LAWN AREA



SWINGS



WATER FEATURE



PLAZA



OUTDOOR PAVILION

PART V: THE DETAILS

SIGNAGE

SIGNAGE

A uniform comprehensive sign program with the development's identity branding will be implemented at Hoadly Square. The signage may include primary and secondary monument signs at entrances as well as interpretive signage with information about the property's Native American and equestrian history. Masonry style wood-look finishes and metals will be utilized in keeping with the rustic industrial design approach.



POLE BANNERS WITH
COMMUNITY BRANDING



WAYFINDING SIGNS



TRAIL MARKERS



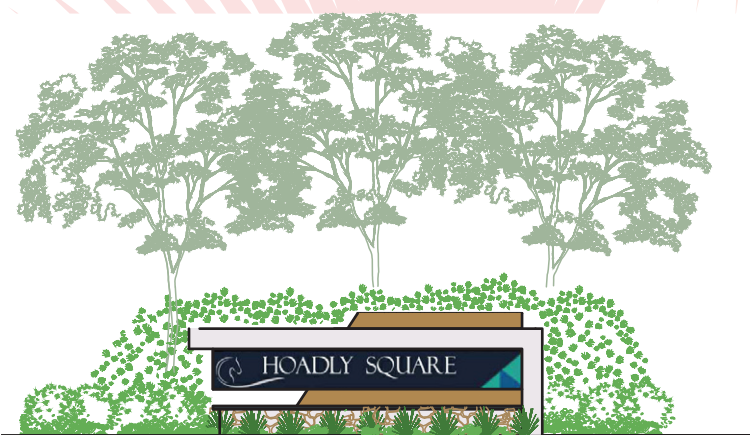
INTERPRETIVE SIGNS



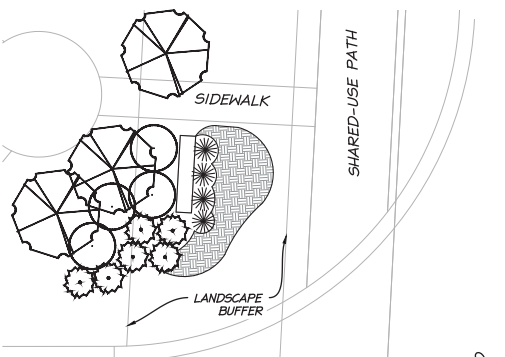
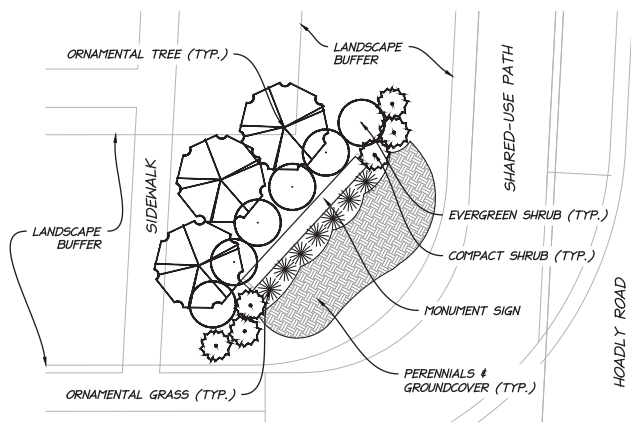
STREET SIGNS

PART V: THE DETAILS

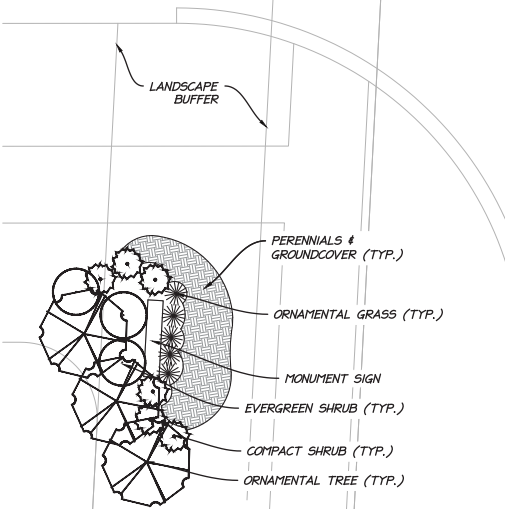
MONUMENT & IDENTITY SIGNS



A POTENTIAL PRIMARY MONUMENT SIGN



HOADLY ROAD



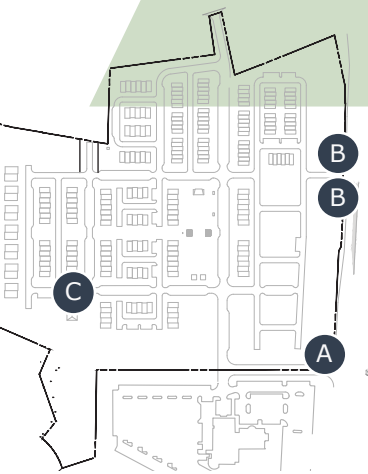
B POTENTIAL SECONDARY MONUMENT SIGNS



C POTENTIAL IDENTITY SIGN



KEY MAP



NOTE:
LOCATION, SIZE AND SPACING OF MONUMENT SIGN PLANTINGS
TO BE DETERMINED AT FINAL SITE/SUBDIVISION PLANS

PART V: THE DETAILS

LIGHTING SCHEME

LIGHTING STYLES

The lighting style for the community will be Industrial Rustic, providing a consistent and cohesive character throughout streets, sidewalks, amenity areas, and trails. Lighting will be appropriately scaled to its context, reinforcing a safe, comfortable, and walkable environment for residents and visitors.

Properly integrated lighting contributes significantly to the quality of the public realm. All exterior lighting — including fixtures for streets, buildings, sidewalks, parking areas, plazas, and open spaces — will be designed to promote safety, minimize glare, and enhance the overall aesthetic character of the community.

Pedestrian-oriented spaces, such as building entrances, plazas, and seating areas, shall incorporate pedestrian-scale lighting that defines the space, ensures visibility, and maintains a pleasant nighttime atmosphere.

The Applicant reserves the right to provide one or more of the representative lighting elements, shown here and selected in accordance with Prince William County DCSM standards. Specific lighting elements illustrated in this document are conceptual and will be determined at Final Site/Subdivision Plans.



POTENTIAL LANDSCAPE LIGHTING may be used as ambiance lighting in public spaces and to draw attention to a space.



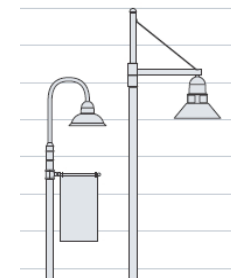
POTENTIAL TRAIL LIGHTING



REPRESENTATIVE ARCHITECTURAL LIGHTING shall promote retail activity, increase vibrancy, and contribute to place making. It shall also minimize light trespass from the building and site, reduce sky-glow to increase night sky access, and improve nighttime visibility.



POTENTIAL TEMPORARY LIGHTING is encouraged to create a dramatic effect at night during special events. This lighting includes lighting for special events, and seasonal holiday lighting.



REPRESENTATIVE STREET LIGHTING



design guidelines



Hoadly
Square

Prince William County, VA

HISTORICAL COMMISSION MEETING – March 12, 2024

DRAFT LAND DEVELOPMENT RECOMMENDATIONS

Resolution to be approved at the April 9th meeting of the Historical Commission

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2024-00017	8548 Wellington Road Property	No Further Work
SUP2024-00017	James Madison Marketplace	Applicant fabricate and install an Historical Marker at the property, recognizing what appears to be the first business established after the burning of Haymarket (Hullfish Family General Store), with text provided by the Historical Commission.
REZ2024-00016	James Madison Marketplace Proffer Amendment	
REZ2022-00030	Bristow Campus 3 rd Submission	No Further Work
SUP2022-00034	Bristow Campus 3 rd Submission	No Further Work
REZ2024-00024	13000 Sport and Health Drive	No Further Work
REZ2024-00023	Hoadly Square Rezoning	Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County. and Preservation or avoidance of site discovered as a result of the Phase I study that identified a previously unknown prehistoric lithic quarry and workshop with “potential to yield significant data to our understanding of local and regional prehistory”.
REZ2024-00025	Manassas Corporate Center MCC-7 Proffer Amendment	No Further Work
REZ2024-00026	Gordon Plaza Rezoning	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2024-00026	Gordon Plaza Retail	No Further Work
SUP2024-00027	Daves Store Substation	No Further Work
REZ2022-00035	Grayson Overlook – 3 rd Submission	Table
REZ2017-00005	Innovation South Rezoning	No Further Work
SUP2024-00028	Chick-Fil-A at Sowder Village Special Use Permit Amendment	No Further Work
SUP2024-00029	Kane Kennel	No Further Work
SUP2024-00030	Sonic at Barracks Row	No Further Work

HISTORICAL COMMISSION MEETING – January 14, 2025

DRAFT LAND DEVELOPMENT RECOMMENDATIONS

Resolution to be approved at the February 11th meeting of the Historical Commission

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2025-00013	Linden Lake Rezoning	Phase II evaluation and Phase III data recovery study. Interpretation if warranted. Artifacts to be donated to and curated with the County.
REZ2025-00014	Hornbaker Road	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.
SUP2025-00016	Hornbaker Road	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.
REZ2024-00023	Hoadly Square Rezoning 2 nd Submission	No Further Work
REZ2023-00018	Gardner Property 4 th Submission	As previously recommended. Research past ownership. Research The Settlement, Camp 3 and 1904 Bur Map, Buckland Mills Battlefield. 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.
SUP2025-00017	Wiygul Automotive Clinic	No Further Work
REZ2025-00015	Chick-fil-A on Route 29	No Further Work
SUP2025-00020	Chick-fil-A on Route 29	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2025-00016	Old Carolina Road	Before Planning Commission Review - 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.
PFR2024-00016	City of Manassas Regional Airport	No Further Work
SUP2025-00021	Potomac District Islamic Center	No Further Work



June 07, 2024

Jonelle Cameron
Walsh, Colucci, Lubeley & Walsh PC
4310 Prince William Pkwy
Woodbridge, VA 22192

RE: GPIN/ Parcel Address: 8093-52-8034/ 5304 Hoadly Rd., Manassas, VA 20112
8093-53-4346/ 5501 Prince William Pkwy., Manassas, VA 20112
Comprehensive Plan Amendment #CPA2024-00003, Hoadly Square

Dear Mrs. Jonelle,

On March 14, 2024, the Board of County Supervisors approved the initiation of the Comprehensive Plan Amendment (CPA) for the above-cited property. Attached is the Board Resolution No. 24-406 initiating the Comprehensive Plan Amendment and a map showing the study area and existing and proposed Long-Range Land Use designation. Board initiation is the first step in the CPA process. There will be two public hearings on the CPA, one before the Planning Commission and the other before the Board. The Board action is final. The CPA was initiated to include an expanded study area to allow for a coordinated development within the site. Please note that the Long-Range Land Use designation does not change the current zoning of the parcels. Your CPA application is "on hold" until we receive the CPA application. This CPA will be reviewed concurrently with the concurrent rezoning request and public hearings on this application will be held at the same time as the concurrent rezoning application.

Should you have any questions, please do not hesitate to contact Reza Ramyar at (703) 792-6981, or email rramyar@pwcgov.org.

Sincerely,

Aisha Medina

Aisha Medina
Senior Development Services Technician – Long Range

Attachments: Res. No. 24-406
Comprehensive Plan Amendment Application requirements (page 10)

cc: Justin Patton, Long-Range Planning Manager
Reza Ramyar, Principal Planner

MOTION BODDYE

**May 14, 2024
Regular Meeting
Res. No. 24-406**

SECOND: BAILEY

**RE: INITIATE COMPREHENSIVE PLAN AMENDMENT #CPA2024-00003, HOADLY
 SQUARE – OCCOQUAN MAGISTERIAL DISTRICT**

ACTION: APPROVED

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

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

WHEREAS, the initiation of this Comprehensive Plan Amendment allows for a more detailed analysis of the request and its impact on Prince William County; and

WHEREAS, County staff recommends that the Board initiate this Comprehensive Plan Amendment with the following additional guidance:

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

WHEREAS, the Board finds that initiation of the Comprehensive Plan Amendment could guide and accomplish a coordinated, adjusted, and harmonious development of the territory, which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants, including the elderly and persons with disabilities;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby initiates an amendment to the Comprehensive Plan of the Property described above from ORPA, Occoquan Reservoir Protection Area and RN-2, Residential Neighborhood to MU-3, Mixed Use with a T-3 Transect.

May 14, 2024
Regular Meeting
Res. No. 24-406
Page Two

ATTACHMENT: Boundary Map

Votes:

Ayes: Angry, Bailey, Boddye, Franklin, Jefferson

Nays: Gordy, Vega, Weir

Absent from Vote: None

Absent from Meeting: None

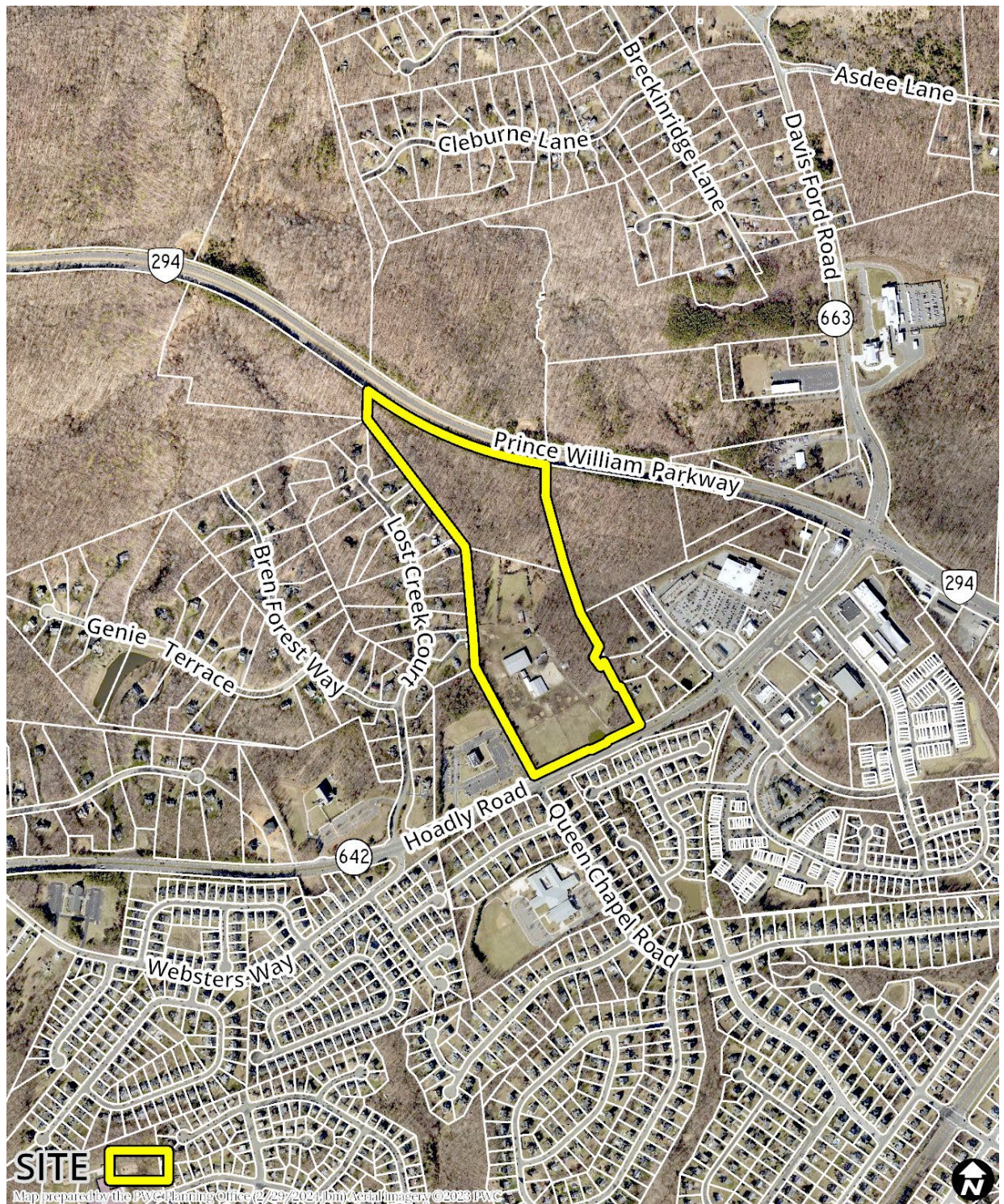
For Information:

Planning Director

ATTEST: _____



Clerk to the Board



Additional Requirements for Initiated Comprehensive Plan Amendments

NOTE: If a concurrent rezoning will be filed the additional information/materials can be submitted at the same time as the Rezoning Application. Provide 25 copies of all maps, plans, and/or graphics.

- ☐ **Adjacent Property Owners List and Affidavit.**
- ☐ **Area Characteristics (25 copies)** – An illustration of the existing and proposed zoning maps, Comprehensive Plan designations and /or approved uses and densities along with the other characteristics of the area within:
 - ☐ ¼-mile from the parcel(s) perimeter if the parcel is less than 20 acres in size;
 - ☐ ½-mile if 21-100 acres in size;
 - ☐ 1-mile if more than 100 acres in size.
- ☐ **Comprehensive Plan Analysis:** Describe how the resultant changes impact or benefit Prince William County relative to:
 - ☐ Community Design;
 - ☐ Cultural Resources;
 - ☐ Economic Development;
 - ☐ Environment;
 - ☐ Fire and Rescue;
 - ☐ Housing (residential developments only);
 - ☐ Land Use;
 - ☐ Libraries (residential developments only);
 - ☐ Open Space;
 - ☐ Parks;
 - ☐ Police;
 - ☐ Potable Water;
 - ☐ Schools (residential developments only);
 - ☐ Sewer;
 - ☐ Transportation;
 - ☐ Sector Plan/Small Area Plan (if applicable);
 - ☐ Center of Commerce/Center of Community (if applicable).
- ☐ **Description of the Environmental Resources** on the property. If a concurrent rezoning is filed the Environmental Constraints Analysis meets this requirement.
- ☐ **Other Information:**

Depending on the scope of the proposal, additional information may be required by County staff, Planning Commissioners, or the Board of County Supervisors during the review of the CPA. The applicant will be notified in writing if additional information is required.

Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.



PLANNING COMMISSION RESOLUTION

MOTION: SCHEUFLER
SECOND: MOSES-NEDD
RE: REZONING #REZ2024-00023, HOADLY SQUARE
OCCOQUAN MAGISTERIAL DISTRICT
ACTION: DEFERRED TO DATE CERTAIN

November 5, 2025
Regular Meeting
No. 25-104

WHEREAS, this is a request to rezone ± 57.69 acres from A-1, Agricultural and SR-1, Semi-Rural Residential, to PMR, Planned Mixed Residential, to allow for the development of a total of 279 residential units (265 single family attached units, and 14 single- family detached units) with associated waivers and height modification from 35 ft to 45ft in single-family attached. There is a concurrent Comprehensive Plan Amendment (CPA) request to change the land use designation for the approximately ±48.02 acres of the Property from ORPA (Occoquan Reservoir Protection Area) and RN-2, Residential Neighborhood, to MU-3, Neighborhood Mixed Use on the GPINs 8093-52-8034 and 8093-53-5501, and

WHEREAS, the site is located north of Hoadly Road and is identified on County maps as GPINs: 8093-53-4346, 8093-52-8034, 8093-61-6698, 8093-61-8799, 8093-62-4844, 8093-62-6720, 8093-52-2616, and 8093-62-8840, and

WHEREAS, the site is designated ORPA (Occoquan Reservoir Protection Area), RN-2, Residential Neighborhood (T-2), and MU-3, Mixed Use - Neighborhood (T-3) in the Comprehensive Plan and, since the first step, the Board of County Supervisors initiated the CPA2024-00003, under resolution No.24-406 on May 14, 2024; and

WHEREAS, the site is currently zoned A-1, Agricultural and SR-1, Semi-Rural Residential, and

WHEREAS, staff has reviewed the subject application and recommends approval for reasons as stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 5, 2025, at which time public testimony was received, and the merits of the above-referenced case were considered; and

WHEREAS, prior to November 5, 2025, public hearing, the applicant requested a deferral of the case, and the Planning Commission, at the applicant's request, deferred action on the case to the November 19, 2025, public hearing date; 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 defer Rezoning# REZ2024-00023, Hoadly Square, to a certain date on November 19, 2025.

ATTACHMENT: Proffer statement dated September 12, 2025.

Votes:

Ayes: Brown, Carroll, Justice, Ross, McPhail, Moses-Nedd, Scheufler

Nays: None

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: Sheikh

MOTION CARRIED

Attest:



Oly Peña

Clerk to the Planning Commission