



**PLANNING COMMISSION RESOLUTION**

**MOTION:**

**February 25, 2026**

**SECOND:**

**Regular Meeting**

**Res. No. 26-xxx**

**RE:**

**REZONING #REZ2024-00030, HEATHCOTE MARKETPLACE RESIDENTIAL  
GAINESVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, this is a request to rezone ±24.50 acres from A-1 Agricultural and B-1, General Business, to PMR, Planned Mixed Residential, to allow for the development of a maximum of 232 townhouse units between Land Bay A and B, with associated waivers and height modification from 35 feet to 50 feet; and

**WHEREAS**, the site is located on the north and south sides of Heathcote Boulevard, between Old Carolina Road and James Madison Highway (Route 15), and the Heathcote Boulevard divides the Property into two parts ( Land Bay A on the north of the Heathcote BLVD and Land Bay B on the south of the Heathcote BLVD), and the proposed development is identified on the County Map as GPINs 7398-03-1006, 7298-92-7724, 7298-92-6718,7298-92-6903, and 7298-92-6842, and

**WHEREAS**, Land Bay A, located north of the Heathcote Boulevard, is designated MU-3, Mixed-Use Neighborhood with a Transect 3 designation in the Comprehensive Plan, and Land Bay B, located south of the Heathcote Boulevard, is designated MU-4, Mixed-Use Community and MU-3, Mixed-Use Neighborhood ( GPIN 7298-92-6903) with a Transect 3 and 4 designation in the Comprehensive Plan; and

**WHEREAS**, the site is zoned B-1, General Business and A-1, Agricultural; 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 February 25, 2026, 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 #REZ2024-00030, Heathcote Marketplace Residential, subject to the Proffers dated February 4, 2026.

Attachment: Proffer Statement dated February 4, 2026.

**Votes:**

**Ayes:**

**Nays:**

**Abstain from Vote:**

**Absent from Vote:**

**Absent from Meeting:**

Attest:

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Oly Peña

Clerk to the Planning Commission

## PROFFER STATEMENT

**RE: REZ2024-00030, Heathcote Marketplace Residential**  
Owner/Applicant: Haymarket Real Estate Investment I, LLC  
Property: 7398-03-1006, 7298-92-6842, 7298-92-7724, 7298-92-6718, and 7298-92-6903  
Acreage: ±24.50  
Rezoning: B-1, General Business and A-1, Agricultural to PMR, Planned Mixed Residential  
Magisterial District: Gainesville  
Date: February 4, 2026

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto, including proffers associated with Rezoning #REZ1988-0081, Kettler & Scott, #PRA2004-00400, Westmarket, and REZ1994-0030, Blue Market/Gochenour Property. 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 and proffers associated with Rezoning #REZ1988-0081, #PRA2004-00400 and REZ1994-0030 shall remain in full force and effect on the Property.

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.

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

- A. Master Zoning Plan entitled "Heathcote Marketplace Residential," prepared by IMEG, dated January 9, 2024, last revised February 4, 2026, consisting of the following sheets (the "MZP"):
- Coversheet;
  - Land Use Plan;
  - Infrastructure Plan;
  - Pedestrian Circulation Plan;
  - Conceptual Buffer and Landscaping Plan;
  - Street Sections Land Bay A; and
  - Street Sections – Land Bay B.

- B. Design Guidelines for Heathcote Marketplace Residential prepared by Buchanan Partners, dated February 3, 2026 (the “Design Guidelines”).

### **USES & SITE DEVELOPMENT**

1. **Development**: Development of the Property shall be in substantial conformance with the MZP or as provided below.
2. **Density**: The maximum number of single-family attached units on the Property shall be 232 units.
3. **Zoning**: The Applicant may develop the Property in accordance with the PMR, Planned Mixed Residential District, as waived and/or modified in accordance with these Proffers.

### **AFFORDABLE HOUSING**

4. **Affordable Housing**: The Applicant shall provide Affordable Dwelling Units (“ADU”) and Workforce Dwelling Units (“WDU”) equal to 10% of the market rate units that are constructed, but in no event shall the total number of units exceed those identified on the MZP. The ADUs and WDUs on the Property are hereafter referred to as the “Additional Units” which shall be subject to the following:
  - a. Provided such actions would not violate applicable laws or regulations, the ADU and WDU units shall be offered exclusively for sale or rental, at the sole discretion of the Applicant, to those persons who qualify and as follows:
    - i. 25% of the Additional Units shall be ADUs and shall be made available to households earning up to 80% of the Area Median Income 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 (the “AMI”); and
    - ii. 50% of the Additional Units shall be ADUs and shall be available for sale to households earning up to 100% of the AMI.
    - iii. 25% of the Additional Units shall be WDUs and shall be available for sale to households earning up to 120% of the AMI.

- b. The housing cost to be paid by the foregoing income tiers shall be such that the monthly mortgage or monthly rent payment does not exceed 30% of the AMI of the applicable tier.
- c. The location of the ADU, WDU, or mix thereof, shall be determined at the Applicant's sole discretion and shall be determined at site plan. The ADU and WDU units that are provided for sale or rent shall be distributed among multiple townhouse rows so that no more than 4 units are in a single townhouse row.
- d. For Sale Affordable Housing Implementation: In the event the ADU and/or WDU units are for sale units, the following shall apply:
  - i. For-Sale Marketing Period: The Applicant shall market ADU or WDU for a period of 6 months starting from the issuance of the first residential occupancy permit on the Property or until the ADU or WDU is under contract to income eligible buyers, whichever occurs first (the "Marketing Period"). In addition, the following shall apply:
    - 1. Upon issuance of the first residential occupancy 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.
    - 2. In the event the ADU or WDU is not under contract within 6 months of the marketing period, the unit may be converted to a market rate unit. In the event the aforementioned unit is converted to market rate units, the Applicant shall contribute to the Housing Proffer Account, as such fund is defined in the Zoning Ordinance, fifty percent (50%) of the difference in price between the market rate and base sales price. For purposes of illustration, if the ADU or WDU 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 Housing Proffer Account, as applicable at the time this action would take place,  $(\$325,000 - \$275,000 = \$50,000 \times 50\% = \$25,000)$  The Developer will be responsible for providing the establishing documents necessary to support the final amount of the contribution. All further obligations under this Affordable

Housing Proffer shall cease in the event such ADU or WDU is sold at market rate and such contribution is paid into the Housing Proffer Account.

- ii. Restrictive Covenant: The ADU and WDU shall be sold subject to a restrictive covenant in the deed of conveyance that restricts the owner(s) thereof from selling the unit at fair market value for a period of ten 10 years following the date of closing. Said restrictive covenant language shall include at a minimum the following:
1. Within the 10-year period from the initial sale, no matter how many times the unit is offered for resale, the unit may only be purchased by a person(s) meeting the initial AMI percentage requirement.
  2. 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, increased by the cost of any documented permanent improvements, customary closing costs, and realtor fees.
  3. Upon the sale of an affordable unit to a person(s) meeting the initial AMI percentage requirement, within the restricted 10-year period following the date of closing, Prince William County will not share in the purchase price.
  4. In the event an ADU or WDU is not able to be sold within this 10-year period after 6 months of marketing, the unit 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 in Proffer above to the Housing Proffer Account, as such is defined in the Zoning Ordinance, at closing, based upon the example as outlined within Proffer 4.d.i.2 above. All further obligations under this Affordable Housing Proffer shall cease in the event such ADU or WDU is sold at market rate and such contribution is paid into the Housing Proffer Account.
  5. 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.

- iii. Management: For purposes of implementation of this Affordable Housing Proffer, 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 or WDU is sold. 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 ADUs or WDUs either by such agency or in coordination with the Applicant which is consistent with these proffers and all applicable federal, state and County laws, codes, ordinances, regulations and requirements. Such an agreement and any modifications thereto shall be recorded in the land records of Prince William County. Following the initial sale of the Additional Units in accordance with this Affordable Housing Proffer, either to a qualified buyer meeting the AMI percentage requirement or a market-rate buyer, as applicable, the Applicant shall have no further obligation under this Affordable Housing Proffer.
- iv. Verification: In the event the County has not taken over administration of the ADUs or WDUs, 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 ADU or WDU 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.

- e. For Rent Affordable Housing Implementation: In the event the ADU or WDU units are for rent, the following shall apply:
- i. For-Rent Marketing Period: The Applicant shall market a rental ADU or WDU for a period of 30 days starting from the time the unit is available for lease. Following the For-Rent Marketing Period if no tenant meeting the income requirements is identified, the Applicant may lease the unit at market rates. Upon completion of the then applicable lease for that unit, a new 30-day For-Rent Marketing Period will commence. In addition, the following shall apply:
1. Upon availability of an ADU or WDU, 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 rental price.
  2. Foreclosure: The rent restrictions applicable to such unit shall terminate if required by, and in accordance with the applicable Virginia Department of Housing (“VDH”) or HUD program requirements. The foreclosing party shall provide the Zoning Administrator with written verification from either VDH or HUD, as applicable, that a foreclosure has occurred and that termination of the rent restrictions (with respect to the foreclosed unit(s)) is required in accordance with the program requirements. The affordability provisions of the Proffer shall remain in full force and effect with respect to each ADU or WDU unless and until the Zoning Administrator receives such written verification from VDH or HUD, as applicable. For purposes of this Proffer, the term foreclosure shall include execution and delivery of a deed in lieu of foreclosure.
  3. Restrictive Covenant: The units shall be rented subject to a restrictive covenant in the deed that requires a certain number

of units to be rented as an ADU or WDU for a period of 10 years from the date of the issuance of the first occupancy permit for the building in which the units will be constructed. The restrictive covenant shall be recorded among the Prince William County Land Records prior to the issuance of the first occupancy permit for the building in which the units will be located.

4. Management: For purposes of implementation of this Proffer 4.e.i.4, the Applicant shall manage the process of identifying qualified renters and administration as outlined in these proffers for initial renters and shall report annually to the Planning Director as to the number of renters and the rental price paid for said units until such time that the final ADU or WDU is rented. 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 ADUs or WDUs. 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 ADUs or WDUs either by such agency or in coordination with the Applicant. Such an agreement shall be on terms mutually acceptable to both the Applicant and the County and may occur after the approval of this rezoning, and as approved in form by the County Attorney. If such an agreement is executed by all relevant parties, then the ADUs or WDUs shall thereafter be administered solely in accordance with such agreement and the provisions of these Proffers as they apply to ADUs or WDUs 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.

#### **COMMUNITY DESIGN**

5. Design Guidelines: Development on the Property shall be in substantial conformance with the design concepts and details set forth in the Heathcote Marketplace Residential Design Guidelines. Minor modifications to the Design Guidelines may be made at the time of the final site/subdivision plan. More substantial modifications to the Design Guidelines may be approved by the Prince

William County Planning Director, or their 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.

6. Homeowners Association: Within 6 months of the sale of the first lot, 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. The HOA shall also enforce the design criteria set forth in the Design Guidelines.
7. Enhanced Building Material: On frontload townhouse units with 8 units in a stick, the building material on the rear elevation shall consist of masonry or cementitious siding. Vinyl siding shall be prohibited on these units.
8. Landscaping: Landscaping shall be provided in general conformance with the Conceptual Buffer and Landscape Plan, and shall be subject to the following:
  - a. New buffers shall be planted in accordance with the DCSM planting standards except as otherwise provided herein or on the Master Zoning 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.
  - b. Within the areas outside of the limits of clearing and grading, the Applicant reserves the right to remove any existing vegetation if it is found to be dead, dying, invasive, noxious, or adversely affected due to engineering constraints during the construction phase.

- c. New buffers shall be provided at the time adjacent portions of the Property are developed and shall be shown on each respective final site or subdivision plan. The Applicant shall plant street trees in accordance with the Design Guidelines, and may be measured in the aggregate (i.e., on average), or otherwise clustered where needed so as to provide adequate sight distance and to avoid conflicts with utilities, driveways, etc. Street trees shall be provided at the time the adjacent portions of the Property are developed and shall be shown on each respective final site or subdivision plan.
  - d. The Applicant may perform minimal clearing in the tree preservation areas, as required for development. Additionally, within the buffers and the tree preservation areas, the Applicant may perform the minimum necessary limited clearing for a natural surface trail as reflected on the MZP.
  - e. BMP Plantings: In lieu of the BMP landscape requirements found in the DCSM, the Applicant shall plant the south side of the BMP facility or devices located in Land Bay A with 75,000 plant units, as generally shown on Sheet C200 of the MZP. The final location of the plantings and BMP facility or devices shall be determined at the final site plan. The Applicant shall review the proposed plantings with the County Arborist at the time of final site plan review.
  - f. Planted Landscape strips: At the site plan, sufficient information shall be shown that the average width of the buffer or landscape strip, (including planting strips), will be provided, and said landscaping shall have an average width of 20', and shall not be less than 15' at any point.
  - g. Evergreen Plantings: In Land Bay A, a minimum of 60% of the required plantings within the planting strip adjacent to Old Carolina Road shall consist of evergreen trees or shrubs.
9. Tree Preservation Areas: With each site plan that contains a tree preservation area, the Applicant shall commit to providing physical protections for the tree preservation areas during land disturbance activities. Such protection techniques may include fencing, flagging, and root pruning, as needed.
- a. Invasive Species Management: Tree preservation areas containing plant species that are known to be invasive in quantities that threaten the long-term health and survival of the existing vegetation present will be the subject

of an invasive plant species management program. At the time of the first site plan submission the Applicant shall provide an invasive species management program (the "Management Program") that will specify the common and scientific name of invasive species proposed for management, the target area for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring. The Management Program shall begin no later than the first Spring after construction commences for an area that contains the tree preservation area. The tree preservation areas will be monitored by the Applicant's project arborist to document conformance with the Management Program for a period of 2 years after the initial implementation of the Management Program.

10. Open Space & Tree Canopy Coverage: For purposes of calculating open space and tree canopy coverage, the entire Property shall be used, and not individual Land Bays or parcels within a Land Bay. With each site/subdivision plan submitted, the Applicant will provide a cumulative tabulation of the open space and tree canopy coverage calculations for the entire Property, in order to ensure that Zoning Ordinance and DCSM requirements will have been satisfied upon full buildout.
11. Side Yard Setback: 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.
12. Monument Signage: Any new monument sign on the Property shall not exceed 10 feet in height, shall have a masonry base, and shall be planted with species native to Virginia, which are low-growth around the base

### **ENVIRONMENTAL**

13. 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 ( $\pm 24.5$  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.

14. 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.

### **PARKS & RECREATION**

15. The Applicant shall provide an on-site amenity package for the residents that shall include, at a minimum the following amenities:
- a. A Community Green park area containing a minimum of 10,000 sq. ft. and a bicycle rack;
  - b. Two playgrounds, designed for ages 2 to 12, at a minimum of 1,500 sq. ft. each;
  - c. Two (2) pocket parks that are a minimum of 1,200 sq. ft. each and include seating or other community gathering/social features;
  - d. A natural surface walking trail along Little Bull Run as generally shown on the MZP and in the Design Guidelines; and
  - e. A dog park area of a minimum of 6,500 sq. ft.

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.

### **SUSTAINABILITY**

16. Sustainability: The Applicant shall provide sustainability measures in accordance with the following:
- a. All new dwelling units on the Property must be constructed to meet the ENERGY STAR Qualified Homes standard for energy performance, or equal, with documentation to be provided to Prince William County Development Services at the time of application for a building permit.
  - b. The builder of the applicable unit must offer initial purchasers of all residential units with a garage the option to have installed, at the purchaser's cost, an EV charging device, or to have electrical provisions for the easy future installation of a residential electric vehicle charging station in the garage by the purchaser to provide a 240 volt or equivalent performing charging capacity. Such provisions shall include electric panel space, conduit to garage and junction box in garage, but need not include transformers, breakers, switches, wiring or charging unit.
  - c. The Applicant, via the Residential Owners Association referenced in Proffer 6, will provide residential owners and tenants with documentation on Prince William County's Sustainability Goals, the applicable service providers available programs for energy efficiency and any options for the purchase of Renewable Energy Certificates.

### **TRANSPORTATION**

17. 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.
18. Internal Street Section Details: In the event the Street Section details provided in the Design Guidelines conflict with the Street Section details provided in the Master Zoning Plan, the Street Section details shown in the Design Guidelines shall govern, and may be modified at the final site plan, subject to PWCDOT and VDOT approval.
19. Heathcote Boulevard Lane Improvements: In the event it has not already been provided, as a condition of first site plan approval for residential units accessing

the site from Heathcote Boulevard, and subject to VDOT and PWCDOT approval, the Applicant shall provide the following as shown on the MZP:

- a. Lane striping for an eastbound left turn lane and taper on Heathcote Boulevard at the site entrance;
  - b. Lane striping for a westbound right turn lane and taper at the intersection of Heathcote Boulevard and the site entrance;
  - c. Crosswalk striping as shown on the MZP; and
  - d. Traffic signal poles as shown on the MZP.
20. Old Carolina Road and Site Entrance: As a condition of first site plan approval for residential units accessing the site from Old Carolina Road, and subject to VDOT and PWCDOT approval, the Applicant shall provide a southbound right turn lane into the site as shown on the MZP.
21. Shared Use Path on Old Carolina Road: The Applicant shall construct a shared use path along Old Carolina Road in the general location shown on the MZP subject to PWCDOT and VDOT approval, or provide a fair share monetary contribution if built by others in accordance with the Applicant's cost estimate provided prior to site plan approval.
22. Public Transit:
- a. Within 12 months of the issuance of the first residential occupancy permit in Land Bay B, and subject to OmniRide's approval, the Applicant shall provide a covered transit stop enclosure (the "Enclosure") within Land Bay B. The final location, design details, and construction timing for the Enclosure will be determined in consultation with OmniRide. The architecture and building materials for the Enclosures will be complementary and compatible with the adjacent residential and buildings, and the Enclosure will include lighting, electrical outlets for personal electronic devices, and a bicycle rack will be located adjacent to the Enclosure. In addition, if desired by OmniRide, the Applicant will provide 2 empty electrical conduits stubbed from the Enclosure to the adjacent open space for future use by OmniRide for electrical charging station needs.
  - b. The Applicant shall provide a one-time cash contribution of \$10,000.00 to OmniRide, to be used solely for signage and electronic information/display

systems within the Enclosure. Said contribution shall be paid prior to issuance of the building permit for the Enclosure.

- c. In the event OmniRide does not approve or desire the Enclosure identified in Proffer 22.a above within 12 months of issuance of the first occupancy permit in Land Bay B, the Applicant shall be relieved of the obligations set forth in Proffers 22.a and 22.b.
23. Land Bay B Interparcel Connection: The 40 foot access easement and other associated easements to GPIN 7298-92-2118 as generally shown on the MZP shall be provided on the final site plan and recorded prior to the issuance of the first occupancy permit in Land Bay B.
24. Signal Optimization Study: The Applicant shall, within 6 months after final buildout of the Property, at its cost, prepare and submit a traffic signal timing and optimization study to VDOT for their use. Such traffic signal timing and optimization analysis shall be performed for the purpose of determining whether adjustments to the signal timings and offset along the Heathcote Boulevard corridor from Old Carolina Drive to Route 15 are warranted. The results of said study shall be provided to the Gainesville District Supervisor's Office and the Director of PWCDOT, or their designee.

#### **WATER AND SEWER**

25. 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**

26. 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 approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 18 months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date 18 months after the approval of

this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

27. Preliminary Plan: The elements provided on the MZP fulfill the Preliminary Plan requirements and shall relieve the Applicant from filing a Preliminary Site Plan.

### **WAIVERS & MODIFICATIONS**

28. 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 Zoning Ordinance Sections 32-201.18, 32-250.31.6 and DCSM Section 802.47.B requirement for a 15-foot-wide landscape area around public use and community recreation sites.
  - b. Waiver of Zoning Ordinance Sections 32-250.02, 32-250.10, 32-250.73, 32-201.31 and DCSM Section 600 and requirements related to the yard, minimum area or lot size, and setback of parking lots, and public facilities.
  - c. Waiver of Zoning Ordinance Sections 32-250.30, 32-250.31 and 32.250.32; and DCSM Sections 802.11 and 802.12, and 802.10 requiring internal buffers between different uses.
  - d. Waiver/modification of Zoning Ordinance Section 32-250.31 and DCSM Sections 702.06(F), 702.06(I), and 802.42(A)(3) to allow for minor permanent structures like mailboxes or signage, unauthorized obstructions, and encroachments within easements as well as to allow for easements to be located within buffer areas.
  - e. Waiver of Zoning Ordinance Sections 32-250-40, 32-250.41 and 32-250.45 and DCSM Sections 802.20, 802.21, 802.30 and 802.31 regarding the tree canopy and open space requirements to allow, but not require, calculations based upon the entire PMR area instead of each individual site land bay.
  - f. Waiver of Zoning Ordinance Section 32-250.72 requiring interparcel connectors to surrounding properties.

- g. Modification of Zoning Ordinance Section 32-250.82 to eliminate the need for contiguous lots to be under the same ownership and common internal lot lines to be eliminated in order to permit, but not require, the entire Property to be considered in order to satisfy zoning requirements.
- h. Modification of Zoning Ordinance Sections 32-306.10.1(a) and 32-306.12 to permit single family attached in all residential land bays with those architectural standards, setbacks and parking requirements set forth in the Design Guidelines in lieu of those provided in the Zoning Ordinance to allow front entry garages as reflected on the MZP and to allow for a single housing type in any residential land bay.
- i. Modification of Section 32-306.12.6.F to allow residential units to be developed in accordance with standards set forth in the Design Guidelines.
- j. Waiver of Zoning Ordinance Sections 32-306.12.6.F(7) and 32-306.20 to provide that the maximum lot coverage for Land Bay B shall not exceed 80%, with a minimum of 20% open space.
- k. Modification of Zoning Ordinance Sections 32-306.12.6.F(3) to allow a maximum building height of 50' for all townhouse units.
- l. Modification of Part 280 and Part 306 of the Zoning Ordinance to (a) modify the allowable distance between groups of attached single family homes to not less than 10 feet; (b) reduce the minimum width of single-family units to 16 feet; (c) allow a maximum structure length for single-family attached units of 180 feet; (d) permit the maximum number per group to exceed 8 for single-family attached units; and (e) permit a reduction in side yards setbacks from 10 feet to 5 feet.
- m. Modification of Internal streets. The design of internal streets shall be as reflected in the Design Guidelines and MZP, subject to modification through modification of the Design Guidelines.
- n. Waiver of Section 802.47.A and Table 8-6 of the DCSM to allow in lieu of the on-lot tree requirement, the Applicant shall plant within the 5-foot front yard setback sufficient shrubs, bushes or groundcover, that provide permanent environmental and aesthetic benefit to the development.

- o. Modification of DCSM Section 802.10(C) to allow for the installation of natural surface trails and paved trails within buffer areas as shown on the MZP. More specifically, the trails may be allowed to run through the buffer in addition to being allowed to cross the buffer.
- p. Modification of DCSM Table 8-1 to allow the existing RPA/Tree preservation area as proposed in lieu of the required 50-foot buffer on the northern portion of Land Bay A.
- q. Modification of DCSM Section and Tables 8-1 and 8-7 to allow for the southern buffer and a portion of the buffer along Old Carolina Road to be as shown on the MZP.

[Signatures on the following page]

SIGNATURE PAGE

Haymarket Real Estate Investment I, LLC  
a Virginia limited liability company

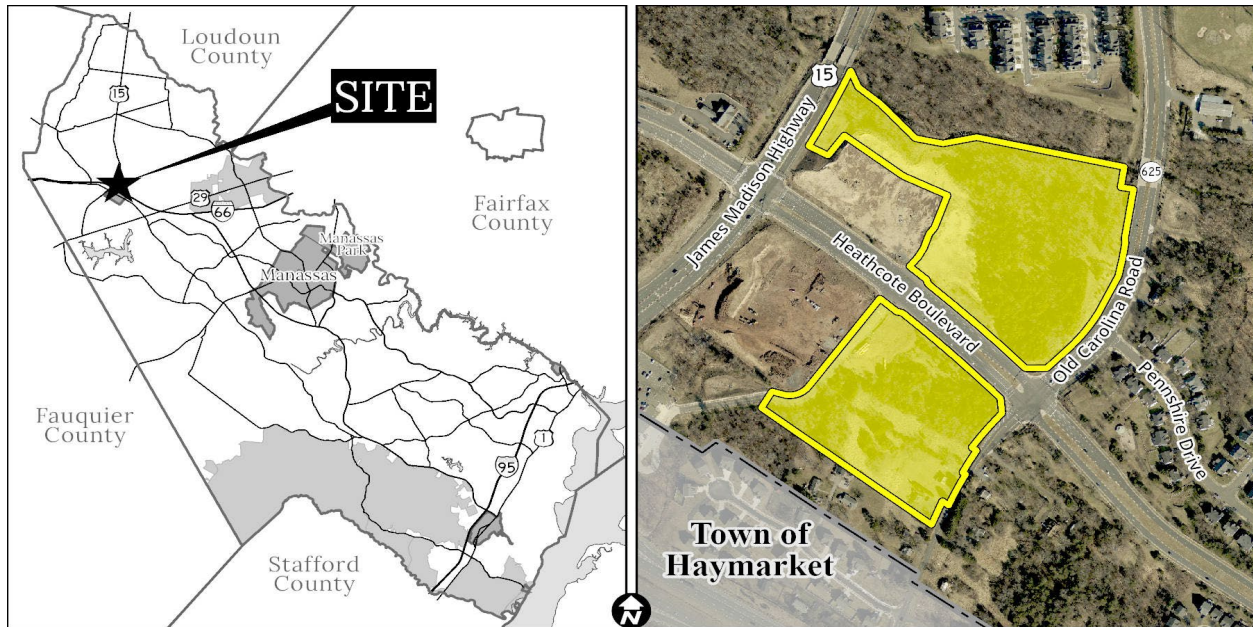
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



# STAFF REPORT

<b>PC Meeting Date:</b>	February 25, 2026
<b>Agenda Title:</b>	Rezoning #REZ2024-00030, Heathcote Marketplace Residential
<b>District Impact:</b>	Gainesville Magisterial District
<b>Requested Action:</b>	Recommend Approval of Rezoning #REZ2024-00030, Heathcote Marketplace Residential, with Proffer Statement dated February 4, 2026.
<b>Department:</b>	Planning Office
<b>Case Planner:</b>	Kobra Babaei, Principal Planner

## EXECUTIVE SUMMARY



This is a request to rezone the ±24.50 acres from B-1, General Business, and A-1, Agricultural, to PMR, Planned Mixed Residential, to allow for the development of a maximum of 232( two hundred thirty-two) townhouse units between Land Bay A and B, with waivers and modifications that include the request to increase the height of townhouses from 35 feet to 50 feet. The Property is located on the north and south sides of Heathcote Boulevard, between Old Carolina Road and James Madison Highway (Route 15), and Heathcote Boulevard divides the proposed development into two Land Bays (Land Bay A and Land Bay B). The parcels are identified on the county map as GPINs 7398-03-1006, 7298-92-7724, 7298-92-6718, 7298-92-6903, and 7298-92-6842. The zoning of Land Bay A north of the Heathcote BLVD is B-1, General Business, with designated MU-3, Mixed Use neighborhood with a Transect 3 on Comprehensive Plan that recommends a density range of 4-12 dwelling units/acre and the zoning of Land Bay B on south of the Heathcote BLVD is B-1, General Business and A-1, Agricultural( GPIN7298-92-6718) with MU-4, Mixed-Use Community and MU-3, Mixed Use

Neighborhood ( GPIN 7298-92-6903) with a Transect 4 that recommends a density range of 8-24 dwelling units/acre in the Comprehensive Plan. The Property is in the Haymarket Activity Center, a portion of the Property on Land Bay A is within the Environmental Resource Protection Overlay, Airport Safety Overlay District, 100-year Flood Hazard Overlay, and 500-year Flood Hazard Overlay.

The staff recommends that the Planning Commission recommend approval of the Rezoning #REZ2024-00030, Heathcote Marketplace Residential, subject to the proffer dated February 4, 2026.

**BACKGROUND**

- A. Request: This is a request to rezone ±24.50 acres from A-1 Agricultural and B-1, General Business, to PMR, Planned Mixed Residential, to allow for the development of a maximum of 232 (two hundred thirty-two) townhouse units between Land Bay A and B, with associated waivers and height modification to increase the height of townhouses from 35 feet to 50 feet.

Uses/Features	Existing	Proposed with Rezoning
<b>Zoning</b>	A-1, Agricultural, B-1, General Business	PMR, Planned Mixed Residential
<b>Use(s)</b>	Full cover tree on Land Bay A and Land Bay B, including existing houses	Planned for the residential development of one type of house. 232 townhouses of different sizes
Uses/Features	Required in PMR, Planned Mixed Residential District	Proposed with PMR, Planned Mixed Residential Development
<b>Rezoning Area</b>	Minimum 10 acres for PMR	Land Bay A: ±14.80 acres Land Bay B: ±9.70 acres (Total: ±24.50 acres)
<b>Residential Unit Type</b>	PMR: 2-unit types for area above 10 acres	One type of house (townhouses)
<b>Target Density</b>	Land Bay A and a part of Land Bay B: MU-3, Mixed-Use Neighborhood, (4 - 12 dwelling units per acre) Land Bay B: MU-4, Mixed Use Community, (8-24 Dwelling units per acre)	Density of Land Bay A: <u>±7.56 du/acre</u>  Density of Land, Bay B: <u>±14.1 du/acre</u> <u>Average density: ±9.4</u>
<b>Target Building Height</b>	MU-3: T-3 = 3 to 5 stories MU-4: T-4: 4-8 stories Townhouse: 35'	Waived for: Townhouse from 35' to 50'
<b>Open Space</b>	MU-3: 30% of the site Mu-4: 20% of the site PMR zoning: 30% of the site	Land Bay A, MU-3: 40%, including the existing ERPA Land Bay B, Mu-4: 25%

<b>Parking Space</b>	Land Bay A: 264 spaces required Land Bay B: 308 spaces required	Land Bay A: 264 spaces Land Bay B: 308 spaces <u>Total provided space: 572 spaces</u>
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- B. Site Location: The proposed development is located on the north and south sides of Heathcote Boulevard, between Old Carolina Road and James Madison Highway (Route 15), and Heathcote Boulevard divides the proposed development into two parts (Land Bay A and Land Bay B). The parcels are identified on the county map as GPINs 7398-03-1006, 7298-92-7724, 7298-92-6718, 7298-92-6903, and 7298-92-6842.
  
- C. Comprehensive Plan: The zoning of Land Bay A on north of the Heathcote BLVD is B-1, General Business, with designated MU-3, Mixed Use neighborhood with a Transect 3 on Comprehensive Plan that recommends a density range of 4-12 dwelling units/acre and the zoning of Land Bay B on south of the Heathcote BLVD is B-1, General Business and A-1, Agricultural ( GPIN7298-92-6718) with Mu-3, Mixed Use Neighborhood and MU-4, Mixed-Use Community with a Transect 4 that recommends a density range of 8-24 dwelling units/acre in the Comprehensive Plan. The Property is in the Haymarket Activity Center, a portion of the Property on Land Bay A is within the Environmental Resource Protection Overlay, Airport Safety Overlay District, 100-year Flood Hazard Overlay, 500-year Flood Hazard Overlay, and Dam Inundation Zone.
  
- D. Zoning: The subject site is currently zoned B-1, General Business, and A-1, Agricultural. The zoning of GPIN 7298-92-6718, with 1.4 acres on Land Bay B, is A-1, Agricultural.
  
- E. Surrounding Land Uses: The main part of the site is currently zoned B-1, General Business, and a ±1.47-acre portion of the Property with GPIN of 7298-92-6718 is zoned A-1, Agricultural. The current land use of the area is vacant, covered with trees, and includes existing single-family detached homes. The Heathcote commercial development is west of the proposed residential development, and the watershed of Bull Run is located north of Land Bay A. The zoning of the surrounding site is B-1, General Business; A-1, Agricultural, PBD, Planned Business District (Mixed Nonresidential), PMD, Planned Mixed District (Residential and Nonresidential), R-6, and R-4, Residential Neighborhood zoned with existing buildings, woodland, and vacant Property.

Direction	Existing Land Use	Long-Range Land Use	Zoning
North	Land Bay A: existing residential area after Protect Open Space  Land Bay B: Heathcote Boulevard	RN-3, Residential Neighborhood	Land Bay A: R-6, Suburban Residential  Land Bay B: B-1, General Business and A-1, Agricultural
South	Land Bay A: Heathcote Boulevard  Land Bay B: Existing Single-family detached houses	Land Bay A: N/A  Land Bay B: MU-3, Mixed-Use Neighborhood	Land Bay A: N/A  Land Bay B: A-1, Agricultural
East	Old Carolina Road	N/A	N/A
West	Proposed commercial development area	Land Bay A: MU-3 Land Bay B: MU-3 and MU-4	B-1, General Business

F. Background & Context: The Applicant Haymarket Real Estate Investment, LLC, is the contract purchaser of the subject Property, which encompasses ±24.50 acres. The area was approved on the REZ1988-0081 for commercial development and has a history of Proffer Amendment of PLN2004-00400. This subject-rezoning request – change the commercial land use to residential- will allow for the development of the Property, which is currently vacant and contains an existing single-family detached that will be demolished as part of the proposed development. The adjacent area of the proposed rezoning started construction for commercial development (Heathcote Marketplace Commercial). The application was scheduled for the Planning Commission on January 28, 2026, but it was canceled out of an abundance of caution due to weather conditions and rescheduled for February 25, 2026, and the Applicant was instructed to update the application with minor edits.

As proposed, the rezoning to PMR will enable the development of a maximum of 232 residential dwelling units. The rezoning will allow the land entitlement to deliver a planned mixed residential type of community, with compatible housing, quality design features, onsite amenities, and an affordable housing component, which is becoming increasingly more important in the County.

**STAFF RECOMMENDATION**

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Staff recommends approval of Rezoning #REZ2024-00030, Heathcote Marketplace Residential, subject to the proffer dated February 4, 2026, for the following reasons:

- The proposed rezoning to PMR, Planned Mixed Residential, as proffered, is consistent with and directly implements the MU-3 and MU-4 land use designations in the Comprehensive Plan and adjacent Properties.

- The proposal includes a residential development product and overall density that is consistent with the intent of the Long-Range Land Use Policy.
- 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.
- The proposed development supports 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 equal 10% (21 units) of affordable housing.
- The proposal is in alignment with the County's 2025-2028 Strategic Plan's Goal 8 -Smart Growth and Goal 2- Environment (Objective SG-1 and SG-2, EG-2 and EG-4):

Promote a high-quality architectural design with a sustainable community with a variety of housing types, densities, and affordability to ensure a safe and livable environment for all residents, and enhance and expand public parks, trails, and green spaces to improve accessibility.

### **Comprehensive Plan Consistency Analysis**

Long-Range Land Use Plan: MU-3, MU-4, and Mixed-use centers include residential and commercial uses planned and developed comprehensively, coordinately, and arranged in pedestrian-friendly blocks. These mixed-use centers are locations for neighborhood residential, community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods through multimodal connections. Mixed-use communities are envisioned to create a sense of place within a wide variety of context-sensitive place types focused on a spectrum of intensity ranging from a hamlet to an urban town center. Mixed-use integration can be vertical or horizontal, with a preference for vertical mixed-use in transects T-4 through T-6. Community mixed-use centers are encouraged to include workforce housing and/or be connected to existing or proposed bus transit to nearby destinations, including any nearby rail transit. The long-range land use of the proposed development in the north is MU-3, and the long-range land use of the Property to the south of the site is MU-4.

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 filing an application 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 February 24, 2024, was submitted by Buchanan Partners. The LOS impacts related to this subject rezoning request would be mitigated by the monetary proffers provided by the Applicant, pursuant to the Proffer Statement, dated December 19, 2025, as follows:

<b>Water Quality</b>	\$75.00 per acre	±24.50 acres	\$1,837.50
<b>Omni Ride</b>	One-time \$10,000 cash contribution	\$10,000	\$ 10,000
<b>TOTAL</b>	<b>\$11,837,50</b>		

### **Community Input Check**

Notice of the rezoning application has been transmitted to Property owners within 500 feet of the site. Regarding community outreach and communication efforts, the Applicant should engage with the adjacent area to address any clarifications about the proposed development.

As of the date of the staff report, the Planning Office had received a phone call from one of the residents regarding this proposal, who expressed concerns about density, schools, sign installation, and the development of the units.

### **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 ±24.50-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 B-1, General Business, and A-1, Agricultural. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

### **Timing**

The Planning Commission has until May 26, 2026, which is 90 days from the first public hearing date, to act on the rezoning request. A recommendation to approve or deny the request would meet the 90-day requirement.

## STAFF CONTACT INFORMATION

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**Kobra Babei** | (703) 792-4084

[KBabaei@pwcgov.org](mailto:KBabaei@pwcgov.org)

## ATTACHMENTS

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Staff Analysis

MZP Plan

Design Guidelines

Development Impact Statement on School

Historical Commission Resolution

<b>Part I. Summary of Comprehensive Plan Consistency</b>
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**Staff Recommendation: APPROVAL**

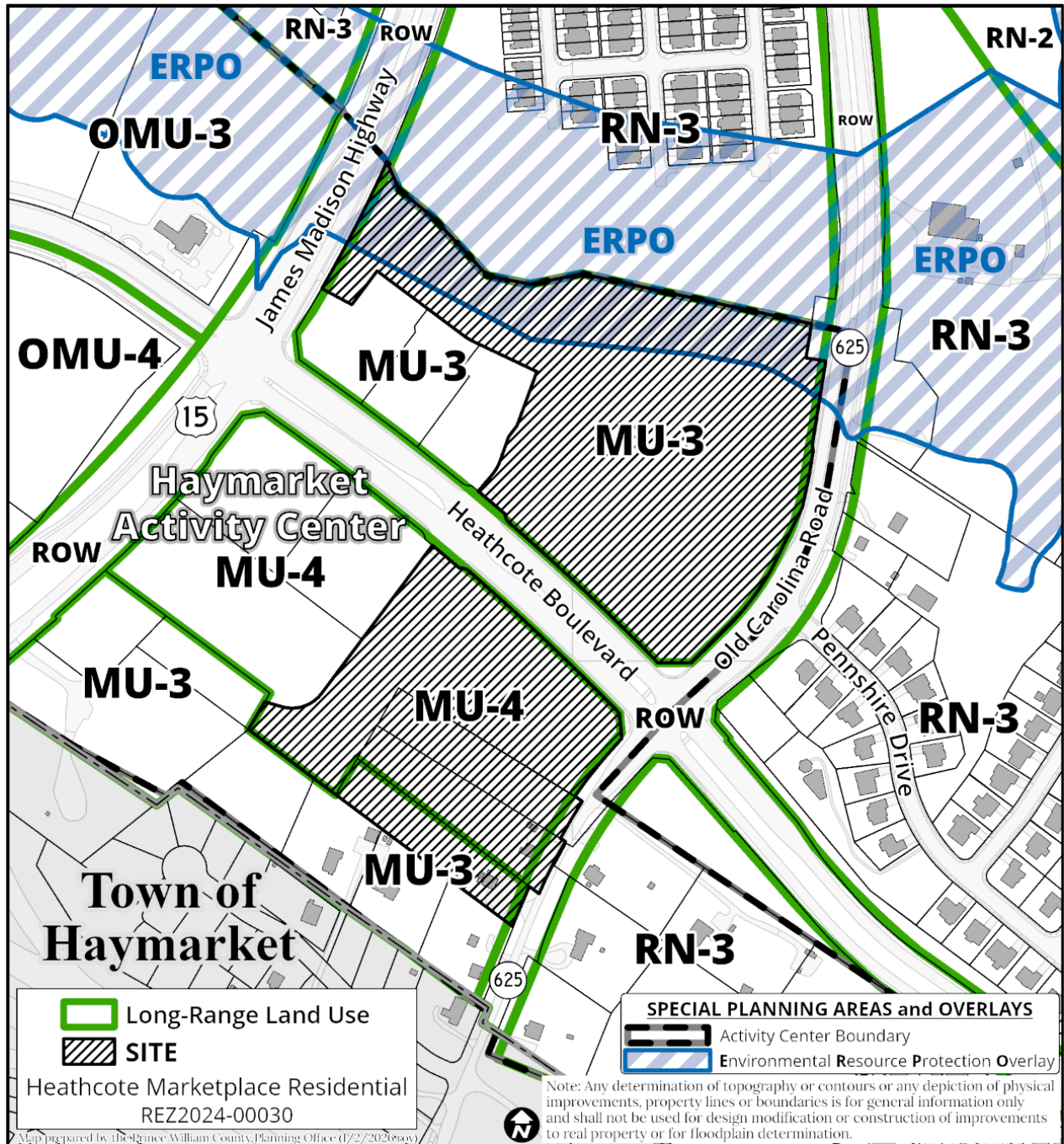
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

<b>Comprehensive Plan Sections</b>	<b>Plan Consistency</b>
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	Yes
Transportation	Yes

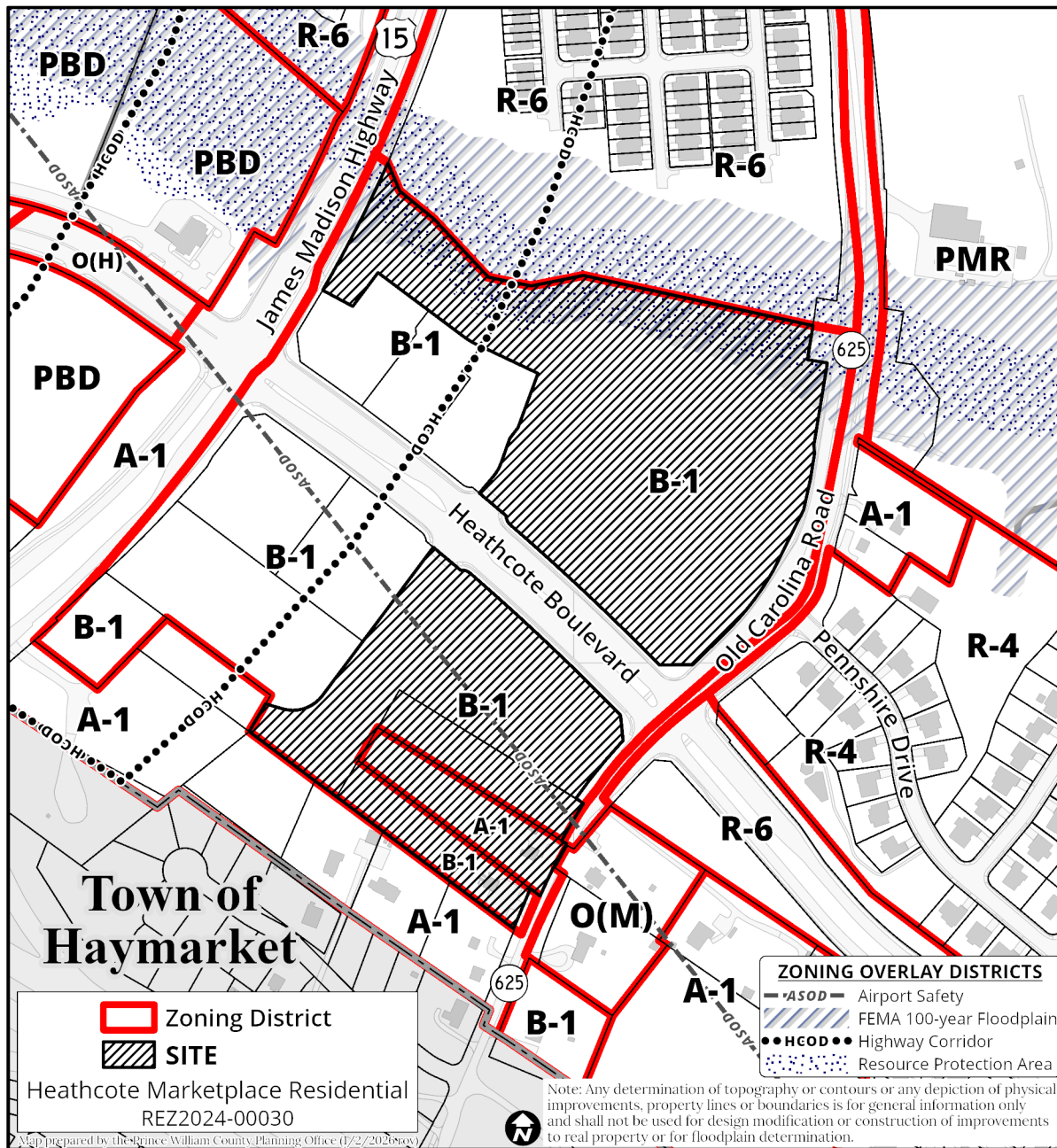
**Part II. Comprehensive Plan Consistency Analysis**

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

Direction	Existing Land Use	Long-Range Future Land Use
North	Land Bay A: Existing Single-family detached house  Land Bay B: Heathcote Boulevard	RN-3, Residential Neighborhood after Protected Open Space  N/A
South	Land Bay A: Heathcote Boulevard  Land Bay B: Existing Single-family detached houses	N/A  MU-3: Mixed Use- Neighborhood
East	Old Carolina Road	N/A
West	Land Bay A: Under construction for Commercial Development  Land Bay B: Under construction for commercial development	MU-3: Mixed Use- Neighborhood  MU-4: Mixed Use - Community



Direction	Existing Land Use	Zoning
North	Land Bay A: Existing Single-family detached house  Land Bay B: Heathcote Boulevard	R-6, Residential Neighborhood after Protected Open Space N/A
South	Land Bay A: Heathcote Boulevard Land Bay B: Existing Single-family detached houses	N/A A-1, Agricultural
East	Old Carolina Road	N/A
West	Land Bay A: Under construction for Commercial Development Land Bay B: Under construction for commercial development	B-1, General Business



### 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 can judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern

of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The project site and surrounding area are in the long-range land use designation MU-3, Mixed Use Neighborhood and MU-4, Mixed Use Community. Mixed-use live-work centers include both residential and commercial uses arranged in a pedestrian-friendly form.

These centers are locations for 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.

### **Land Use Mix Analysis**

Within the MU-3 and MU-4 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, and in MU-4 is 8-24 dwelling units per acre. The minimum recommended open space is 30% of the site in MU-3 and 20% in MU-4. The targeted mix of land uses in MU-3 and MU-4 areas, as a whole, is as follows:

<b>Category</b>	<b>MU-3(Land Bay A)</b>	<b>Provided</b>	<b>MU-4(Land Bay B)</b>	<b>Provided</b>
<b>Residential</b>	<b>50%-85%</b>	<b>100% residential</b>	<b>30%-60%</b>	<b>100%</b>
<b>* Non-Residential</b>	<b>10%-45%</b>	<b>*0%</b>	<b>30%-60%</b>	<b>*0%</b>
<b>Civic</b>	<b>±5%</b>	<b>0%</b>	<b>±10%</b>	<b>0%</b>
<b>Minimum Open Space</b>	<b>30%</b>	<b>40% including ERPA</b>	<b>20%</b>	<b>25%</b>

\* A portion of the subject Property is adjacent to land that has received prior approval for commercial development through a Special Use Permit (SUP). That commercial portion is currently under construction and is entitled for non-residential uses consistent with the approved SUP and applicable zoning standards.

The Applicant's current request applies only to the remaining portion of the site, which is proposed to be developed exclusively for residential use. While the proposed residential area is adjacent to the approved commercial development, the two areas function as separate development components,

each governed by its respective entitlements and approvals. The approved commercial development will remain unchanged and is not affected by the proposed rezoning.

Staff finds that the proposed rezoning is compatible with existing and approved development in the vicinity, including the adjacent commercial development under construction. The request is consistent with the Comprehensive Plan's land use recommendations and supports orderly development by allowing residential uses in proximity to commercial services.



**The proposed commercial and residential development (Heathcote Commercial & Residential Development)**

The proposal is to rezone the ±24.50-acre project area to PMR, Planning Mixed Residential, to allow for the residential development with a maximum of 232 dwelling townhouse units of different sizes.

As currently proposed, the density in Land Bay A is ±7.56 dwelling units per acre and in Land Bay B is ±14.1 dwelling units per acre, which is within the suggested MU-3 and MU-4 density range.

Mixed Use (MU)						
	T-1B Hamlet	T-1C Village	T-3 Neighborhood	T-4 Community	T-5 Town Center	T-6 Urban Town Center
<b>Primary Uses</b>	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	
<b>Secondary Uses</b>	Arts & Entertainment Civic Agritourism (Within the Hamlet)	Arts & Entertainment Civic Office	Arts & Entertainment Civic			
<b>Implementing Zoning District</b>	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	
<b>Mix of Uses</b>	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+%	
<b>Minimum Open Space</b>	30% of site	30% of site	30% of site	20% of Site	10% of Site	10% of Site

Zoning District Designation	Intended Uses
<p><b>PMR, Planned Mixed Residential</b></p>	<p><i>The PMR District is intended to implement the general purpose, intent, goals, objectives, policies, and action strategies of the Comprehensive Plan by promoting residential development consistent with the suburban residential low, suburban residential medium, suburban residential high, and community employment center land use classifications of the Comprehensive Plan in planned developments. The PMR District is designed to permit and encourage the establishment of communities of <u>varied housing types</u> in planned developments of ten or more contiguous acres, incorporating appropriate public, community, and supportive commercial and employment services. This district is intended to provide flexibility and the opportunity for specialized application of planning principles. Within PMR development, all public services and utilities, parks, open spaces, transportation network, and housing types shall be planned and located in such a mix and fashion as to harmonize with natural features of the Property, the overall planned development, and surrounding uses.</i></p>
<p><b>Environmental Resource Protection Overlay (ERPO)</b>  <u>(The Bull Run River is located north of the Land Bay A)</u></p>	<p>The North side of Land Bay A is located within the Environmental Resource Protection Overlay (ERPO).</p> <p><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></p>
<p><b>Land Use Special Planning Areas (Haymarket Activity Center)</b></p>	<p><i>The study area consists of approximately 450 (+/-) acres located near the I-66 and Route 15 / James Madison Highway interchange in northern Prince William County. Interstate 66 bisects this Activity Center (north and south). This Activity Center is generally bounded by the Dominion Valley and Stoney Branch Crossing subdivisions in the north and the Villages of Piedmont and conservation area in the south, the Town of Haymarket in the east, and the Heflin Farm and Antioch Road in the west.</i></p>

**Land Use Special Planning Areas (Haymarket Activity Center)**

- ✓ Create an identifiable employment and commercial node for the Haymarket area that will be supported by multimodal connections and diverse housing options.
- ✓ Heathcote Health Center is a major regional employment anchor in this Activity Center:
  - *Mixed Use (MU), T-4, allows for higher-intensity mixed-use development with housing, office, and retail uses around the VDOT Commuter lot to serve the surrounding communities.*
  - *Mixed Use (MU), T-3, areas will integrate housing, office, and retail uses that serve the hospital and surrounding communities. These areas also provide a transition between higher-intensity hospital campus uses and the surrounding rural communities.*

**Haymarket Activity Center Vision:**

The following are applicable Land Use Policies from the Comprehensive Plan:

1. Haymarket Land Use (HALU) POLICY 1: Encourage mixed-use development that integrates neighborhood-serving commercial uses and diverse housing options, particularly close to employment centers.
2. HAYMARKET ACTIVITY CENTER HOUSING POLICY 1: Encourage a range of housing options, including small-lot single-family detached, single-family attached, and multifamily.
3. HAYMARKET ACTIVITY CENTER MOBILITY POLICY 1: Create a walkable, bikeable, multimodal area that links seamlessly to the historic core of Haymarket and the surrounding residential neighborhoods.

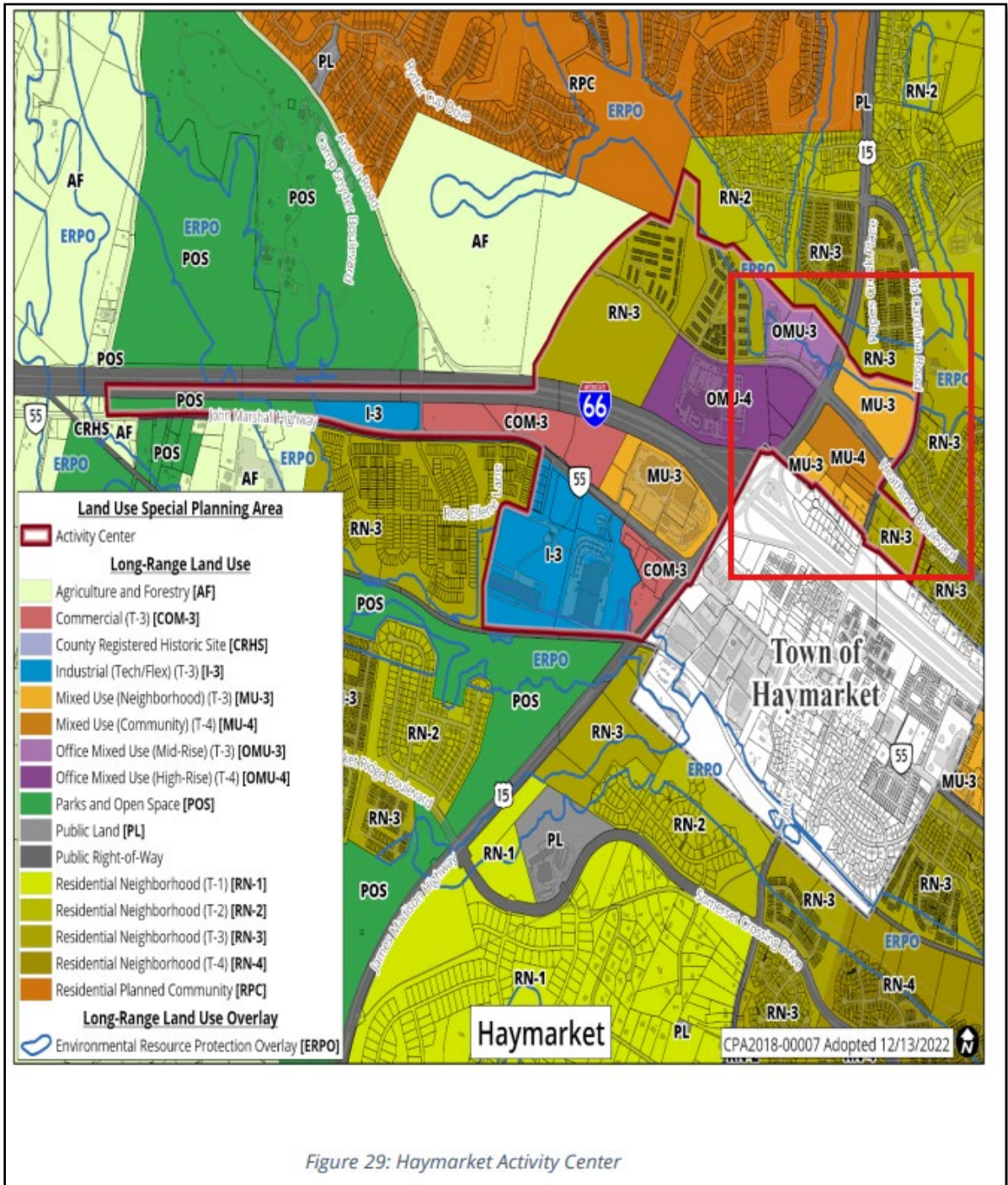


Figure 29: Haymarket Activity Center

Proposed Land Use: PMR zoning is a supported zone within the MU-3 and MU-4 long-range land use designation.

Zoning and Comprehensive Plan Classification												
Mixed-Use												
Districts	Comprehensive Plan Classification											
	MU-TC (T-6)	MU (T-5)	MU (T-4)	MU (T-3)	MU-V (T-1C)	MU-H <sup>2</sup> (T-1B)	OMU (T-4)	OMU (T-3)	OMU (T-2)	COM (T-3)	COM (T-2)	RPC
B-1	✓	✓	✓	✓			✓			✓		
B-2				✓				✓		✓	✓	
B-3					✓	✓						
O (L)				✓					✓		✓	
O (M)		✓	✓					✓		✓		
O (F)	✓	✓	✓				✓					
O (H)		✓					✓					
R-16			✓	✓			✓	✓*				
R-30		✓					✓*					
R-U	✓											
PMR	✓	✓	✓	✓	✓	✓	✓	✓				

**Proposal’s Strengths**

- Zoning Consistency: The Property is designated (MU-3), Mixed-Use, Neighborhood, and MU-4, Mixed Use Community, in the Comprehensive Plan, and is zoned PMR, Planned Mixed Residential. As stated in the Zoning Ordinance, the PMR, Planned Mixed Residential, is generally intended to provide residential areas with mixed types of houses on the scale of community and neighborhood-scale.
- Use & Density: The proposal’s residential density in both Land Bays aligns with the targeted uses for both the long-range land use designation and the zoning.

**Proposal’s Weaknesses**

- None identified.

**Consistency Recommendation** -This application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

**Community Design Plan Analysis**

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County’s goals of

providing quality development and a quality living environment for residents, businesses, and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

The subject Property is located within the Haymarket Activity Center. The Applicant has proffered that the buildings will be constructed with compatible and incorporated design features to create a unified architectural theme. Additionally, the Applicant will adhere to regulations in the Zoning Ordinance governing all signage on the site.

### **Review of the proposed development**

The proposed development contains residential development on the two Land Bays. Land Bay A is located on the north side of Heathcote Road, and Land Bay B is located on the south side of Heathcote Road. The following is an analysis of every Land Bay:

#### **Land Bay A:**



	<b>Acreage</b>	<b>*Units</b>	<b>Density</b>	<b>Open Space</b>	<b>Parking Space</b>	<b>Amenities</b>
<b>Land Bay A</b>	±14.80	<b>112</b> townhouses with 20' & 22'width	<b>7.56</b>	±40%*included ERPA area	264	<ul style="list-style-type: none"> <li>• Playground</li> <li>• Dog Park</li> <li>• Pocket Park</li> <li>• Trail</li> </ul>

**Land Bay B:**

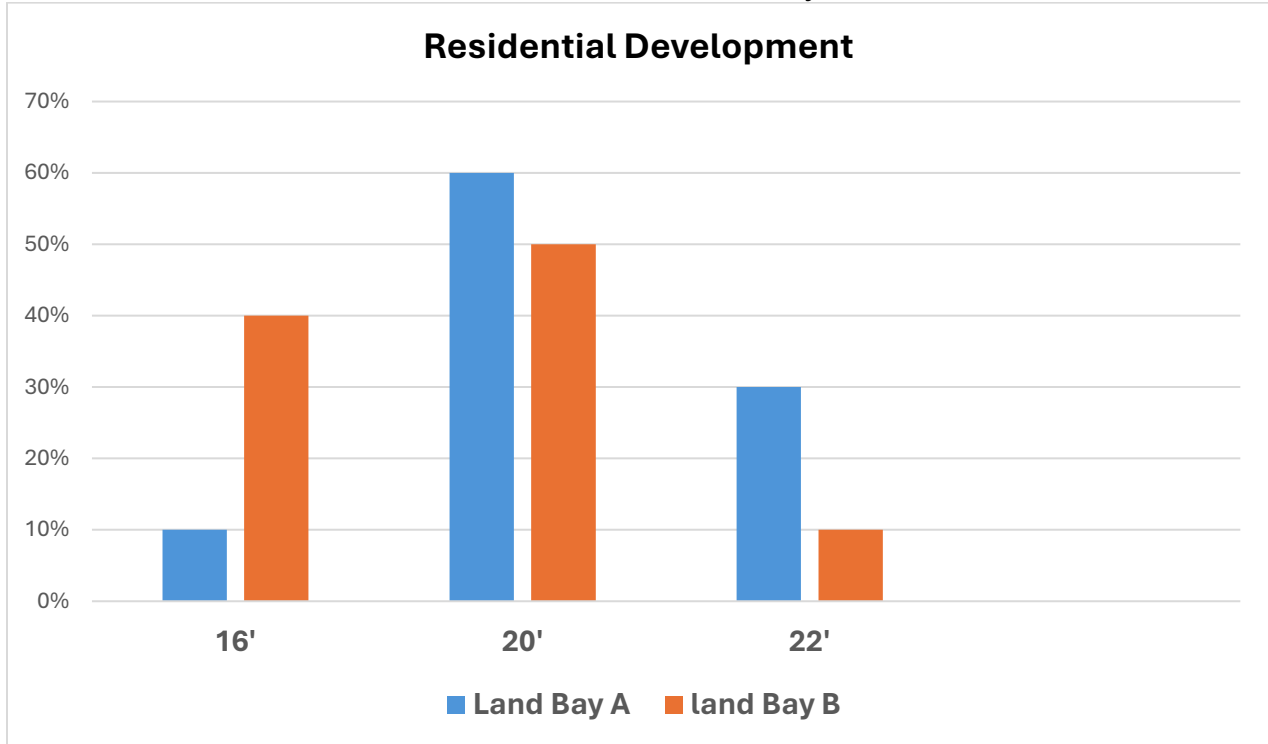


	<b>Acreage</b>	<b>*Units</b>	<b>Density</b>	<b>Open Space</b>	<b>Parking Space</b>	<b>Amenities</b>
<b>Land Bay B</b>	±9.70	<b>137</b> townhouses with 16',20', & 22'width	<b>14.10</b>	±25%	308	<ul style="list-style-type: none"> <li>• Playground</li> <li>• Community Green</li> <li>• Pocket Park</li> </ul>

\*The proposed development includes a total of 232 residential units, distributed between Land Bay A and Land Bay B. The Applicant proposes maximum percentage limits on unit widths within each land bay to regulate scale, compatibility, and visual rhythm of the development. While the exact number and distribution of units within each land Bay may change during final plan review, the total number of residential units within the proposed development, as proffered, shall not exceed 232 units. The number of units shall not exceed more than 112 in Land Bay A, and 137 units in Land Bay B. and the

calculation of density considers the maximum units in each Land Bay. Based on the Design Guideline provided on February 3, 2026, the number of units in Land Bay A is 110, and in Land Bay B is 122 units.

The chart below shows the distribution of units between land Bays based on notes on MZP:



Land Bay	16' Units (Max %)	20' Units (Max %)	22' Units (Max %)
Land Bay A	10%	60%	30%
Land Bay B	40%	50%	10%

Land Bay A is intended to reflect a larger-scale residential character, with wider units, and Land Bay B will contain more 16' buildings and fewer 22' units.

**Proposal's Strengths**

- Site Development and architectural styling: The site will be developed in substantial conformance with the design concepts and details outlined in the Design Guidelines. Within PMR development, all public services and utilities, parks, open spaces, transportation networks, and housing types shall be planned and located in such a mix and fashion as to harmonize with the natural features of the Property, the overall planned development, and the surrounding uses. (Haymarket Land Use Policy: Mixed-use development will create the unified area through streetscape enhancements such as lighting, street furniture, and consistent tree canopies to establish a sense of place.)

- Sustainability: The Applicant proffers to provide sustainability measures to meet the Energy Star Qualified Homes, EV charger device in the garage, provide on-energy efficiency, and any options for the purchase of Renewable Energy Certificates.
- Pedestrian-friendly plan: The created walkable and bikeable area will shape the in-site and out-site connectivity with the adjacent area and will expand the access to environmental and open space resources along Little Bull Run to serve as community amenities. (Haymarket Mobility Policy: Expand access to environmental and open space resources along Little Bull Run and within the Leopold Reserve to preserve ecological resources and better enable these resources to serve as community amenities.)
- Monument Signage: Any new monument sign on the Property shall not exceed 10 feet in height, shall have a masonry base, and shall be planted with species native to Virginia, which are low growth around the base.
- Homeowners Association: The Applicant proffer within 6 months of the sale of the first lot, 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. The HOA shall also enforce the design criteria outlined in the Design Guidelines.

### **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 50 feet. Furthermore, the uneven distribution of unit sizes serves to densify Land Bay B, which contains a higher concentration of 16-foot units. Combining these waivers results in a narrow and vertically building form. This imbalance creates a massing condition that is not consistent with the established character of the surrounding townhouses development, which generally reflects wider units, lower height, and greater separation between buildings. Staff cannot support the increase in height, since the adjacent Properties and pending developments follow the 35'.  
The substantial reduction in the rear setback is a possible lack of Fire Department access to the rear of the Properties, which will be addressed at the time of site plan review. The Applicant should review the final site plan with the Fire Department in terms of all building reductions and height standards.

### **Consistency Recommendation:**

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

## **Cultural Resources Plan Analysis**

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

There are no archaeological and architectural sites or graves recorded in the project area. The County's Historical Commission reviewed this request at its June 11, 2024, meeting and recommended a Phase I study and Metal Detector Survey, and if warranted, a Phase II evaluation and Phase III data recovery study. Artifacts are to be donated to and curated by the County. The Historical Commission's Resolution No. 24-039 for this SUP is attached to the end of this report. The County Archaeologist concurs with this finding.

### **Proposal's Strengths**

- None identified

### **Proposal's Weaknesses**

- None identified.

### **Consistency Recommendation**

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

## **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.

An Environmental Constraints Analysis (ECA) was provided with this application. Wetlands and resource protection areas (RPA) have been field verified and are shown on the ECA. As noted on the ECA, areas designated as RPA will remain undisturbed open space, except for allowing outfalls, roads, or utility crossings.

The subject site includes a portion of the Property on Land Bay A, which is within the Environmental Resource Protection Overlay, 100-year Flood Hazard Overlay, 500-year Flood Hazard Overlay, and Dam Inundation Zone with a designated pond, and the Applicant confirmed that the “pond” will be a BMP feature with a potential wall with landscaping added. The RPA area will be looked into for conservation easements to protect it from future disturbances.

The 100-foot buffer area along Little Bull Run could better protect the waterway. This area is an important feature in protecting water quality, biological diversity, and overall beauty in the county. There is a 100-foot buffer requirement adjacent to perennial streams for the RPA. Adjust the buffer area in Land Bay A along the northern boundary to increase the width. Avoid disturbances from up-slope areas to mitigate erosion and sediment issues in the perennial stream. (DES-Policy 12.1 and 12.3, ZO32-504.05.2e and 741.02, DCSM 740.03.5, 740.03.5 and EN-Policy 10.2)

### **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 ( $\pm 24.50$  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**

- Tree Preservation Areas: The Applicant proffers to provide physical protection for the conservation of tree areas by proposed techniques as explained in proffer 9. In addition, the Applicant proffers to include a commitment to review planting with the County Arborist at the site plan (Proffer 8).

### **Proposal's Weaknesses**

- Waivers and modifications: The Applicant requests multiple waivers and modifications related to buffering, landscaping, tree canopy, and environmental protection standards. While the proposed development includes design guidelines and consolidated open space areas, staff have identified the potential weaknesses associated with the requested deviations from the Zoning Ordinance and the Design and Construction Standards Manual (DCSM). The requested reductions in buffer widths, elimination of internal buffers, waivers of required landscaped areas, and modifications to tree planting standards substantially reduce multiple layers of environmental protection. While flexibility is proposed through design guidelines and consolidated open space areas, staff find that the cumulative effect of these waivers undermines the environmental performance objectives of the Zoning Ordinance and DCSM. The details are in the section on waiver and modification of the staff report.

- Insufficient in buffering and landscaping: Land Bay A – buffer C needs to be 30 feet wide, not the 20 feet shown; buffer A needs to be 50 feet wide, not the 30 feet shown. Land Bay B – buffer C needs to be 30 feet wide, not the 20 feet shown. Buffer B needs to be 30 feet wide, not the 25-foot shown. The indicated provides the 75000 plant units on the south of the BMP, is lack of the details and clarification. Staff recommends trees and shrubs, not grass and perennials.

### **Consistency Recommendation**

Staff recommends 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, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #4 is the first due fire/rescue resource for the subject Property. The site is inside 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 2025, Fire/Rescue Station 4 responded to 4380 incidents, with a workload capacity of 6,000 incidents.

### **Proposal's Strengths**

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

### **Proposal's Weaknesses**

- There are areas where there is a possible lack of fire department access to the rear of the properties, which will be addressed at the time of site plan review. Following the concern of the fire department, the Applicant should have a coordination with them to review the final plan.

**Consistency Recommendation:** Staff recommends that this application be consistent with the relevant components of the Fire and Rescue Plan.

## **Housing Plan Analysis**

Prince William County is committed to clean, safe, and attractive neighborhoods for all its residents and 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 proffered (Proffer 4) to provide an Affordable Dwelling Unit ("ADU") and Workforce Dwelling Units ("WDU") equal to 10% of the market rate units. Such units shall be made available to households earning up to 80%, 100%, and 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.

### **Proposal's Strengths**

- **Commitment to Affordable Dwelling Units:** As proffered, the Applicant shall provide Affordable Dwelling Units ("ADU") and Workforce Dwelling Units ("WDU") equal to 10% of the market rate units. Such units shall be made available to households earning up to 80%, 100%, and 120% of the Area Median Income (AMI).
- **Monetary Contribution:** Should any of the affordable units – ADU or WDU – to be sold pursuant to this proffer during the initial six (6) month marketing period remain unsold after the expiration of the marketing period, the Applicant shall make a monetary contribution of 50% of the difference in price between the market rate sales price to the Prince William Board of County Supervisors to be deposited into the Prince William County Affordable Housing Fund.

### **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 sets 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).

Proffer #15: On-Site Amenity: The Applicant shall provide an on-site amenity package in both Land Bays that includes, at a minimum, the following amenities, as shown in the Design Guideline and MZP:

- a. A Community Green park area containing a minimum of 10,000 sq. ft. and a bicycle rack on the Land Bay B.
- b. Two playgrounds, designed for ages 2 to 12, at a minimum of 1,500 sq. ft. each in both Land Bays.
- c. Two (2) pocket parks that are a minimum of 1,200 sq. ft. each and include seating or other community gathering/social features, in both Land Bays.
- d. A natural surface walking trail along Little Bull Run as generally shown on the MZP and in the Design Guidelines in Land Bay A; and
- e. A dog park area of a minimum of 6,500 sq. ft in Land Bay A.

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.

### **Proposal's Strengths**

- On-site Community & Recreational Amenities: As proffered, the Applicant shall provide an on-site amenity package, as depicted in the Design Guideline, that includes the above-listed.
- Trail Network: The Applicant, as shown on the GDP, is providing a trail network that circulates around the western and eastern perimeter of the Property and utilizes the protected open space area with several alignment options.

### **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, and prevent personal injury and loss of life and Property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility, as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the Police Department does not believe this application will have a significant impact on calls for 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: <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>  
The Police Plan provides general policies but does not provide policies specific to site development.

### **Proposal's Strengths**

- Minimal Impacts on Levels of Service: The Police Department does not believe this application will create significant impacts 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 Prince William Water and is thereby required to utilize public water from Prince William Water to develop. Prince William Water has an existing 16-inch water main stub-out in the intersection of Heathcote Boulevard and Old Carolina Road. There is also an 18-inch water main stub-out located on James Madison Highway. The developer will be required to provide a looped water supply with a minimum 12-inch water main by connecting these two existing water mains for increased reliability and water quality. All connections to the public water system shall be in accordance with the Service Authority's Utility Standards Manual (USM), County and State 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.

### **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 Potable 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 Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems.

The subject Property is within the utility service area of Prince William Water and is thereby required to utilize public sewer from Prince William Water to develop.

Public sewer is not available at the site. Prince William Water has an existing 21-inch gravity main located on the adjacent GPIN 7598-03-1056, 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 Utility Standards Manual (USM) requirements and restrictions.

Depending on the final configuration of any proposed on-site 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 sanitary sewer utility improvements necessary to develop the Property and satisfy all requirements in accordance with all applicable Prince William Water, County, and State requirements, standards, and regulations.

The Sanitary Sewer Plan provides general policies centering around promoting and supporting sewer connections, but does not provide policies applicable to site conditions and septic systems.

### **Proposal's Strengths**

- Sewer Connection & Service: As proffered, the Applicant shall plan, design, and construct all onsite and offsite public sewer 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 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.

LAUNCHING THRIVING FUTURES

### Residential Development Impact Statement Data current as of 10-01-2025

<b>Date</b>	February 5, 2026	<b>Magisterial District(s)</b>	Gainesville
<b>Case Number</b>	REZ2024-00030		
<b>Case Name</b>	Heathcote Marketplace Residential – Fourth Submission		
<b>Description of Proposed Rezoning</b>			
<ul style="list-style-type: none"> <li>Staff delivered the development impact statement for the applicant’s second submission on June 11, 2025. That impact statement evaluated a proposed rezoning of ±24.51 acres to allow for the development of 232 single-family attached dwelling units.</li> <li>The fourth submission does not change the proposed acreage, district, or total number or type of dwelling units. An updated impact analysis with the most recent annual school data is being provided.</li> <li>The application seeks to rezone ±24.51 acres from A-1, Agricultural, and B-1, General Business, to PMR, Planned Mixed Residential.</li> <li>In accordance with PWCS <a href="#">Regulation 801-3</a>, 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 Haymarket Elementary School, Ronald Wilson Reagan Middle School, and Battlefield High School.</li> </ul>			

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	56		
Single-Family Attached	232	Middle School	27		
Multifamily	0	High School	37		
<b>Total</b>	<b>232</b>	<b>Total</b>	<b>120</b>		
Acceptable methods used in the developer’s impact analysis to project students yielded from proposed rezoning.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No* <input type="checkbox"/> N/A			
*If ‘No’, projected student yields calculated by PWCS are provided at right.		Elementary	Middle	High	Total
		51	20	22	93
Developer Proposed Mitigation and Proffer Details					
Rezoning application indicates monetary proffers for Schools.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<ul style="list-style-type: none"> <li>The applicant’s Proffer Statement dated December 19, 2025, does not indicate a monetary contribution for school purposes.</li> </ul>					

Development Impact Statement

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

Under the Division's 2025-26 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

Assigned Schools	Available Space		2025-26			2026-27			2030-31		
	Program Capacity	Portable Class-rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Haymarket Elementary	912	3	989	-77	108.4%	1,045	-133	114.6%	1,105	-193	121.2%
Ronald Wilson Reagan Middle	1,311	2	1,357	-46	103.5%	1,324	-13	101.0%	1,243	68	94.8%
Battlefield High	2118	6	1,987	132	93.8%	1,871	247	88.3%	1,376	742	65.0%

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		2025-26			2026-27			2030-31		
	Program Capacity	Portable Class-rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Haymarket Elementary	912	3	989	-77	108.4%	1,096	-184	120.2%	1,156	-244	126.8%
Ronald Wilson Reagan Middle	1,311	2	1,357	-46	103.5%	1,344	-33	102.5%	1,263	48	96.3%
Battlefield High	2118	6	1,987	132	93.8%	1,893	225	89.4%	1,398	720	66.0%

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.

Development Impact Statement

February 5, 2026

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Capital Costs	Elementary	Middle	High	
School Cost	\$80,691,675	\$93,272,573	\$234,000,000	
School Capacity	1,050	1,464	1,400	
Per Pupil Cost	\$76,849	\$63,711	\$167,143	
Project's Impact	Elementary	Middle	High	Total
Student yields exceeding capacity	51	0	0	51
Project's Capital Costs	\$3,919,299	\$0	\$0	\$3,919,299
Monetary proffer contribution total of <b>\$0.00</b> adequately mitigates the Project's Capital Costs			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<p>Note: A supported method for determining appropriate proffer contributions includes calculating the per pupil capital cost by dividing the 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.</p>				

Capital Improvement Program (CIP) Projects (projected completion)	
Elementary School	
Middle School	
High School	
<p>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.</p>	

Comments and Concerns
<ul style="list-style-type: none"> <li>• Current and projected enrollment at the assigned elementary school exceed 100% of capacity before consideration of this proposal. The addition of anticipated students generated by this proposal will further exacerbate this condition.</li> <li>• Projected enrollment at the assigned middle school and high school indicate available space for the anticipated students generated from this application.</li> <li>• The current enrollment projections do not reflect any potential remedial measures the School Board may implement to address capacity concerns such as increasing building capacity with CIP projects or adjusting school attendance zones.</li> </ul>

School Board Comments and Concerns:

- Current and projected enrollment at the assigned elementary school exceeds 100% of capacity. The addition of anticipated students generated from this application will further exacerbate this condition.

**Proposal's Strengths**

- Non-Identified
- **Proposal's Weaknesses**
- Current and projected enrollment at the assigned elementary school exceeds 100% of capacity. The addition of anticipated students generated from this application will further exacerbate this condition.
- The Applicant's method for calculating student yields associated with the project removed by right units and those proposed to be affordable dwelling units. The analysis of the Applicant for the school impact is attached to the staff report.

### **Consistency Recommendation**

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






A Traffic Impact Study (TIA) for Heathcote Marketplace was prepared by Gorove Slade on August 30, 2022, and revised on February 02, 2023, which concluded the proposed development is not anticipated to have a substantial impact on the surrounding transportation and roadway network, assuming that all planned designs recommended mitigations are implemented. As proffered, the proposed development, in conjunction with improvements provided with the previously approved Special Use Permits for Pad Sites A, B, C, D, and E, implements all recommended mitigations

The maps below show the TIA site location and circulation of the plan:



## VEHICULAR CIRCULATION PLAN

### LEGEND

-  APPLICATION AREA / LAND BAY BOUNDARY
-  HEATHCOTE MARKETPLACE - EXISTING COMMERCIAL PRIMARY ROAD NETWORK (PRIVATE)
-  HEATHCOTE MARKETPLACE - RESIDENTIAL PRIMARY ROAD NETWORK
-  HEATHCOTE MARKETPLACE - RESIDENTIAL ALLEYS
-  JAMES MADISON HWY / ROUTE 15 EXISTING MAJOR ROAD NETWORK (LABELED)

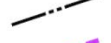







### NOTES:

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
2. PROPOSED SHARROWS / STRIPING (CROSSWALKS, GORES, ETC.) TO BE APPROVED BY VDOT AT THE TIME OF SITE PLAN SUBMISSION PRIOR TO INSTALLATION.
3. SIDEWALKS AND OTHER PEDESTRIAN CONNECTIONS WILL BE PROVIDED THROUGHOUT THE PROJECT AREA.



## PEDESTRIAN PLAN

### LEGEND

-  APPLICATION AREA / LAND BAY BOUNDARY
-  EXISTING SIDEWALKS TO REMAIN
-  EXISTING SHARED USE PATHWAY TO REMAIN
-  JAMES MADISON HWY / ROUTE 15 EXISTING MAJOR ROAD NETWORK (LABELED)
-  PROPOSED 10' WIDE SHARED USE PATHWAY
-  PROPOSED NATURAL SURFACE TRAIL
-  HEATHCOTE MARKETPLACE - RESIDENTIAL PRIMARY PEDESTRIAN NETWORK
-  HEATHCOTE MARKETPLACE - COMMERCIAL PRIMARY PEDESTRIAN NETWORK

### NOTES:

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
2. PROPOSED SHARROWS / STRIPING (CROSSWALKS, GORES, ETC.) TO BE APPROVED BY VDOT AT THE TIME OF SITE PLAN SUBMISSION PRIOR TO INSTALLATION.
3. SIDEWALKS AND OTHER PEDESTRIAN CONNECTIONS WILL BE PROVIDED THROUGHOUT THE PROJECT AREA. SEE DESIGN GUIDELINES FOR ADDITIONAL INFORMATION.



Design and Construction Manual (DCSM) Transportation Waivers: It is important to note that there are two (2) DCSM waivers associated with this proposal. The Department of Transportation has reviewed and approved the first request within VDOT's right-of-way. The Second waiver is still being reviewed by the Staff. More information about each request is provided below:

#### **DCSM Section 600 Waiver Request within VDOT Right of Way:**

1. **#WAI2025-00038** - Request to waive the left turn lane at the proposed access along Old Carolina Road. As indicated by the results of the capacity and queuing analysis, the approach and intersection are anticipated to operate functionally with the projected total volumes. A turn lane is not warranted by VDOT's Turn Lane Warrant Assessments. Additionally, there are no existing left turn lanes on Old Carolina Road south of Heathcote Boulevard, and construction of a left turn lane would require shifting the alignment of the road in addition to off-site right of way, making this not feasible.

Staff Review: The Left-Turn Warrant Assessment indicates that a left-turn lane is not warranted in accordance with Appendix F of the VDOT Road Design Manual (RDM). Due to the existing condition that there are no existing left-turn lanes on Old Carolina Road south of Heathcote Boulevard, the justifications to waive the required left-turn at the site access are reasonable, with the condition that this waiver needs to be revised when Old Carolina Road is widened. As the requested waiver is within VDOT's right-of-way, **Staff approved the subject waiver.**

#### **On-site DCSM Section 600 Waiver Request:**

1. **WAI2026-00132** – Request modifications to the typical UAS-1 street section to include changes to the locations of sidewalks, parking, tree pits, and pavement width for privately maintained typical street sections.

Staff Review: Staff are currently reviewing the proposed waiver and do not have a recommendation at the time of this report. Staff will continue to coordinate with the Applicant to review the proposed modifications and finalize Staff's recommendation, including any additional modifications needed to the typical street sections, which are addressed in the MZP, Proffers, and Design Guidelines, prior to the Board of County Supervisors Public Hearing.

#### **Proposal's Strengths**

- Heathcote Boulevard Lane Improvements: In the event it has not already been provided, as a condition of first site plan approval for residential units accessing the site from Heathcote Boulevard, and subject to VDOT and PWCDOT approval, the Applicant shall provide the following, as shown on the MZP and proffer 19. a, b, c, and d.
- Old Carolina Improvement: As a condition of first site plan approval for residential units accessing Old Carolina Road, and subject to VDOT and PWCDOT approval, the Applicant shall (i) construct a southbound right-turn lane into the site generally as shown on the MZP, and (ii) construct a shared-use path along Old Carolina Road in the general location shown on the MZP. In place of constructing the shared-use path, the Applicant may provide a fair-share

monetary contribution if the improvement is constructed by others, in accordance with a cost estimate submitted prior to site plan approval.

- **Public Transit:** As Proffers (Proffer 22), the Applicant shall coordinate with Omni Ride to provide a covered transit stop enclosure within Land Bay B within 12 months of issuance of the first residential occupancy permit, inclusive of transit-supportive amenities and compatible architectural design, subject to Omni Ride approval. The Applicant shall also provide a one-time cash contribution of \$10,000 to Omni Ride for signage and electronic information/display systems associated with the enclosure. In the event Omni Ride does not approve or request the enclosure within the specified timeframe, the Applicant shall be relieved of all related obligations.
- **Signal Optimization Study:** The Applicant shall, within 6 months after final buildout of the Property, at its cost, prepare and submit a traffic signal timing and optimization study to VDOT for their use. Such traffic signal timing and optimization analysis shall be performed for the purpose of determining whether adjustments to the signal timings and offset along the Heathcote Boulevard corridor from Old Carolina Drive to Route 15 are warranted. The results of said study shall be provided to the Gainesville District Supervisor's Office and the Director of PWCDOT, or their designee.
- **Proposed inter-parcel Access Road:** The Applicant has provided a 40' access easement and additional temporary grading easements to GPIN 7298-92-2118 on Land Bay B in order to facilitate providing access as shown on the MZP. The Applicant has also provided an exhibit showing the grade and line of sight profile to help ensure the proposed easements will be adequate to facilitate this access.

### **Proposal's Weaknesses**

- **Lack of Commitment to the Shared Use Path:** The Countywide Trails Plan of the Mobility Chapter of the Comprehensive Plan identifies a Shared Use Path along Heathcote Boulevard. Staff recommended that the Applicant construct and dedicate additional right-of-way as needed to replace the existing sidewalk with a Shared Use Path along the site frontage on the south side of Heathcote Boulevard. The Applicant has indicated that the grade along Heathcote Boulevard is very steep and would be difficult for bikers to traverse, and that this facility was also not included in the Special Use Permit Approvals for the adjacent pad sites, SUP2024-00034, Heathcote Marketplace Pad D, and SUP2024-00033, Heathcote Marketplace Pad E.

**Consistency Recommendation:** Pending the Staff's recommendation on the under review DCSM waiver request being finalized between PC and BOCS, this application is found to be 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; provide a quality education that assures lifelong learning and steady employment; and integrate smart growth principles. Based on community input from the online survey and the community conversations, eight 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 Proposed Use is consistent with the Prince William County Strategic Plan because it contributes to the realization of a sustainable community by offering a highly desired housing type that ensures a secure and enjoyable living environment for residents, in accordance with Objective SG 8, Smart Growth.

- 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/Conditions Issues / Deficiencies**

- None identified.

### **Modifications / Waivers**

As proposed in Proffer, the following waivers and modifications to the requirements of the Zoning Ordinance and DCSM are permitted 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 requested proffer by the Applicant is categorized following the report below:

## **1. Landscaping, Buffers, and Environmental Standards**

### 1. a: Landscape Area Requirements:

Waiver of Zoning Ordinance Sections 32-201.18, 32-250.31.6, and DCSM Section 802.47.B to eliminate the requirement for a 15-foot-wide landscape area around public use and community recreation sites. **(Item a)**

### 1.b: Internal Buffers Between Uses:

Waiver of Zoning Ordinance Sections 32-250.30, 32-250.31, and 32-250.32, and DCSM Sections 802.10, 802.11, and 802.12 to modify or eliminate internal buffer requirements between different uses. **(Item c)**

### 1.3: Tree Canopy and Open Space Calculations:

Modification of Zoning Ordinance Sections 32-250.40, 32-250.41, and 32-250.45, and DCSM Sections 802.20, 802.21, 802.30, and 802.31 to allow tree canopy and open space calculations to be based on the entire PMR area rather than individual land bays. **(Item e)**

### 1.4: On-Lot Tree Requirement:

Waiver of DCSM Section 802.47.A and Table 8-6 to allow shrubs, bushes, or groundcover within the five-foot front yard setback in lieu of the required on-lot trees. **(Item n)**

### 1.5: Trails Within Buffer Areas:

Modification of DCSM Section 802.10(C) to allow natural surface and paved trails to run within buffer areas, not solely cross them, as shown on the MZP. **(Item o)**

### 1.6: Resource Protection Area (RPA) and Buffer Modifications:

Modification of DCSM Table 8-1 to allow the existing RPA/tree preservation area in lieu of a required 50-foot buffer on the northern portion of Land Bay A. **(Item p)**

Modification of DCSM Tables 8-1 and 8-7 to allow the southern buffer and portions of the buffer along Old Carolina Road, as shown on the MZP. **(Item q)**

### 1.7: Encroachments and Easements:

Waiver/modification of Zoning Ordinance Section 32-250.31 and DCSM Sections 702.06(F), 702.06(I), and 802.42(A)(3) to allow minor permanent structures, encroachments, and easements within buffer areas and easements. **(Item d)**

**Staff Analysis:**

Based on review by Environmental and Watershed staff, the proposed development includes multiple requests to waive or modify buffering, landscaping, and tree preservation standards established in the Zoning Ordinance (ZO) and the Design and Construction Standards Manual (DCSM). Staff have identified the following weaknesses and conflicts with minimum development standards.

**Land Bay A**

- Buffer C is shown at 20 feet, where 30 feet is required.
- Buffer A is shown at 30 feet, where 50 feet is required.

**Land Bay B**

- Buffer C is shown at 20 feet, where 30 feet is required.
- Buffer B is shown at 20 feet, where 30 feet is required.

Environmental and Watershed staff identify the proposed buffer reductions, landscaping waivers, and tree standard modifications as key weaknesses of the application. Several elements do not meet minimum development standards, and staff does not support the requested waivers unless the plans are revised to comply with required buffer widths, internal buffering, and tree planting requirements.

**2. Yards, Setbacks, and Lot Standards****2. a: Yard, Lot Size, and Parking Setbacks:**

Waiver of Zoning Ordinance Sections 32-250.02, 32-250.10, 32-250.73, and 32-201.31, and DCSM Section 600 related to yard requirements, minimum lot area, and setbacks for parking lots and public facilities. **(Item b)**

**3. Property Configuration and Zoning Administration**

Modification of Zoning Ordinance Section 32-250.82 to allow zoning requirements to be satisfied across the entire Property without requiring contiguous lots under common ownership or the elimination of internal lot lines. **(Item g)**

**4. Residential Use, Density, and Design Standards****4. a: Housing Types and Design Guidelines:**

Modification of Zoning Ordinance Sections 32-306.10.1(a) and 32-306.12 to permit single-family attached units in all residential land bays and to allow Design Guidelines to govern architectural standards, setbacks, parking, and front-entry garages. **(Item h)**

Modification of Zoning Ordinance Section 32-306.12.6.F to allow residential development in accordance with the Design Guidelines. **(Item i)**

**4.b: Lot Coverage and Open Space (Land Bay B):**

Waiver of Zoning Ordinance Sections 32-306.12.6.F(7) and 32-306.20 to permit a maximum lot coverage of 80% and minimum open space of 20% within Land Bay B. **(Item j)**

4.c: Building Height:

Modification of Zoning Ordinance Section 32-306.12.6.F(3) to allow a maximum building height of 50 feet for townhouse units. **(Item k)**

4.d: Townhouse Dimensional Standards:

Modification of Parts 280 and 306 of the Zoning Ordinance to adjust spacing, width, length, unit count per building, and side yard setbacks for single-family attached dwellings. **(Item l)**

**Staff Analysis:**

Staff generally supports the requested waivers and modifications related to the design and arrangement of residential areas. These waivers are intended to provide additional flexibility in site layout and architectural design and are consistent with several adopted County planning objectives. The Board of County Supervisors shall be satisfied that the proposed reduction in setbacks shall not have a substantial adverse impact on the light and air of adjacent and nearby properties. The Zoning Administrator **may** approve modifications in any of the minimum development standards provided in this section, other than relating to required side setbacks.

The reduction of the rear setback from 20 feet to 5 feet is a substantial change and increases the rows of townhouses from 6 to 8 in some locations of development. This increase in density and reduced rear separation should be reviewed by the Fire Department to ensure emergency access and safety, and security matters. Proffer 11, indicated for reduction in the side yard setback subject to enhanced fire-resistant construction or the installation of fire sprinkler systems in accordance with Section 32-306.12.3 of the Zoning Ordinance, does not address or justify a reduction in the rear yard setback.

The Applicant justified that the requested flexibility allows the Applicant to respond to current housing market demands, including the provision of a greater diversity of housing types, opportunities for attached units and affordable dwelling units (ADUs), and more efficient use of land in designated growth areas. This approach supports the County's broader goal of increasing housing supply while offering varied unit types to meet changing household needs. The provided just one type of house with different widths is based on the more desirable and economically viable for the current market.

While the proposed reductions in certain dimensional standards—particularly related to townhouse rows, setbacks, and spacing between buildings—deviate from standard zoning requirements, staff notes that these modifications are largely design-oriented. 40% of the units in Land Bay B will be 16' units, which will densify the area, while this percentage in Land Bay A is 10%. The distribution of units between the two Land Bay has the potential to be more

moderate. The use of Design Guidelines provides an additional layer of review to ensure architectural quality and neighborhood compatibility.

Building Height:

The Applicant requests a modification to increase the maximum permitted height for townhouse units from 35 feet to 50 feet, representing a 15-foot increase above the standard permitted height. This request is intended to provide additional flexibility in building design and internal layout.

Staff finds that the proposed increase represents a substantial departure from the established height standard and may not be fully compatible with the scale and character of existing development in the surrounding area. In particular, the increased height may be inconsistent with adjacent residential development patterns and could alter the established streetscape. While staff acknowledges that the proposed height increase is not anticipated to result in significant impacts to air or light for most adjacent properties, there is potential for visual and scale-related impacts to nearby single-family detached residences located south and east of Land Bay B.

The adjacent rezoning request, REZ2025-00016 (Old Carolina Road), proposes development of 101 townhouses on approximately 11.53 acres with a maximum building height of 35 feet.) To ensure compatibility, staff strongly recommend that the proposed development provide building heights that are consistent with and harmonious with adjacent properties.

To adequately evaluate these potential impacts, staff recommend that the Applicant provide additional analysis, such as building elevations, cross-sections, or visual simulations, demonstrating the relationship between the proposed 50-foot structures and existing development. This information would assist in determining whether the increased height can be accommodated without adverse impacts and whether additional design mitigation measures are necessary. More details on the section on community design are provided, and staff are concerned that approval of the requested height waiver may lead to generalized acceptance of increased building height in similar developments. The area in contain the pending applications.

Due to the reduced setbacks, increased building height, and modified internal street standards, staff emphasize that:

- The final site plan shall be subject to full review and approval by the Fire Department to ensure adequate emergency access, building separation, turning movements, and life-safety compliance.
- Any necessary adjustments to building space, fire lanes, or street geometry required by the Fire Department shall be incorporated at the site plan stage.

## **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 Development Services – Land Development / Zoning & Proffer Administration
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Office of Housing & Community Development
- PWC Department of Parks & Recreation
- PWC Planning Office – Case Manager / Countywide Planning
- PWC Police Department/ Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Schools
- PWC Prince William Water
- PWC Department of Transportation
- Virginia Department of Transportation (VDOT)

# MASTER ZONING PLAN

## CASE #: REZ2024-00030

# HEATHCOTE MARKETPLACE RESIDENTIAL

### GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM, VIRGINIA

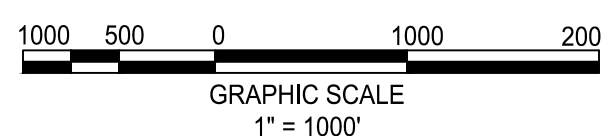
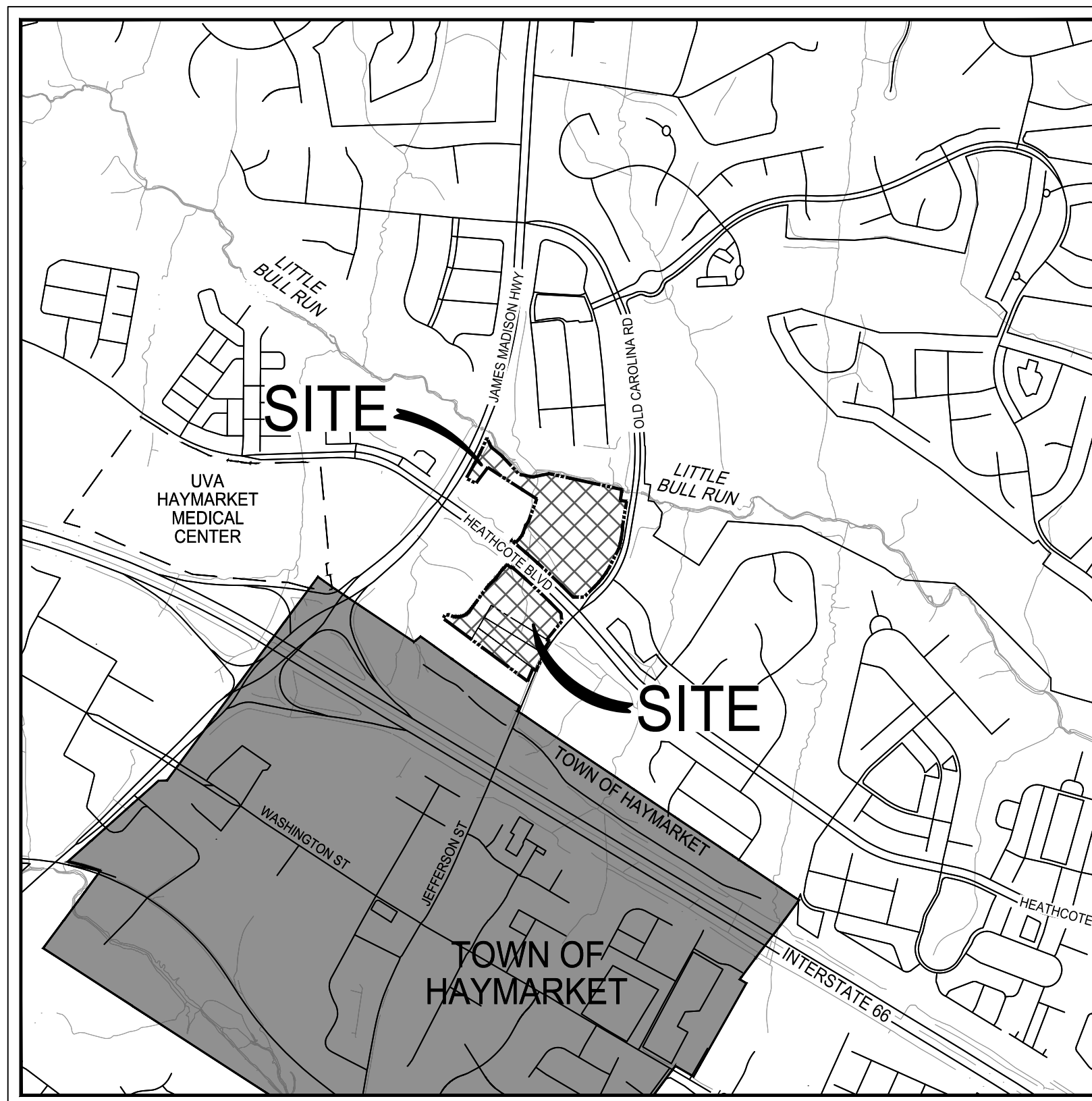


9301 Innovation Dr, Suite 150  
Manassas, VA 20110 P 703.393.9887  
engineering • surveying • land planning

#### NOTES

- THE PROPERTY SUBJECT TO THIS APPLICATION IS IDENTIFIED ON THE PRINCE WILLIAM COUNTY, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS THE FOLLOWING:
  - GPIN 7398-03-1006 CONSISTING OF: ±14.80 ACRES
  - GPIN 7298-92-6842 CONSISTING OF: ±5.70 ACRES
  - GPIN 7298-92-7724 CONSISTING OF: ±1.27 ACRES
  - GPIN 7298-92-6718 CONSISTING OF: ±1.47 ACRES
  - GPIN 7298-92-6903 CONSISTING OF: ±1.26 ACRES

TOTAL AREA = ±24.50 ACRES
- THE APPLICANT IS REQUESTING TO REZONE THE PROPERTY FROM AGRICULTURAL (A1) AND GENERAL BUSINESS (B1) TO PLANNED MIXED RESIDENTIAL (PMR).
- THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF HAYMARKET REAL ESTATE INVESTMENT I LLC, RECORDED AT INSTRUMENT #202511130065007 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
- HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
- THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) GEIOD-18 AS ESTABLISHED FROM A CURRENT GPS SURVEY.
- NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON. THIS DOCUMENT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.
- TOPOGRAPHIC SURVEY CONDUCTED BY MCKENZIE SNYDER, INC, COMPILED ON OCTOBER 4th, 2021. THIS DATA HAS BEEN SUPPLEMENTED BY CONVENTIONAL METHODS BY THIS FIRM ON BETWEEN THE DATES OF SEPTEMBER 20th AND OCTOBER 12th, 2021.
- BOUNDARY LINES SHOWN HEREON PROVIDED BY RINKER DESIGN ASSOCIATES ON SEPTEMBER 22nd, 2021.
- A PORTION OF THE SUBJECT PROPERTY CONTAINS A RESOURCE PROTECTION AREA (RPA). THESE AREAS ARE DEPICTED ON THIS PLAN AND WERE OBTAINED FROM A PERENNIAL FLOOD DETERMINATION (PFD) PREPARED BY WETLAND STUDIES & SOLUTIONS, INC. AND DATED JUNE 2021. THE PFD IS IDENTIFIED AS PLAN #ASP2021-00040 AND WAS APPROVED ON JULY 28, 2021. NO DISTURBANCE OF THESE AREAS IS PROPOSED.
- A PRESERVATION AREA SITE ASSESSMENT, IDENTIFIED AS PLAN #ASP2021-00041, WAS APPROVED ON JULY 28, 2021.
- THE SUBJECT PROPERTY IS LOCATED ON FLOOD INSURANCE RATE MAPS (FIRM), NO. 51153C0091D AND 51153C0059D, WITH EFFECTIVE DATES OF JANUARY 5, 1995. THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER THERE ARE NO CEMETERIES, HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE.
- A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD APPROVED PRIOR TO FEBRUARY 20, 1996).



SHEET INDEX	
C000	COVER SHEET
C100	SITE LAYOUT & LAND USE PLAN
C101	INFRASTRUCTURE PLAN
C200	BUFFER & LANDSCAPE STRIP PLAN
C201	VEHICULAR CIRCULATION PLAN
C202	HEATHCOTE BOULEVARD DETAILS PLAN
C203	OLD CAROLINA ROAD DETAILS PLAN
C300	PEDESTRIAN CIRCULATION PLAN
C301	BICYCLE NETWORK PLAN
C400	STREET SECTIONS

**OWNER / APPLICANT**  
**HAYMARKET INVESTMENT LLC**  
 C/O RUSS GESTL  
 4747 BETHESDA AVENUE, SUITE 650  
 BETHESDA, MARYLAND 20814

**ATTORNEY**  
**WALSH COLUCCI LUBELEY & WALSH**  
 C/O JONELLE M. CAMERON  
 4310 PRINCE WILLIAM PARKWAY, SUITE 300  
 PRINCE WILLIAM, VIRGINIA 22192

**CIVIL ENGINEER / LAND PLANNING**  
**IMEG**  
 C/O CHRIS LEMON, P.E.  
 9301 INNOVATION DRIVE, SUITE 150  
 MANASSAS, VIRGINIA 20110

**TRAFFIC ENGINEER**  
**GOROVE / SLADE**  
 C/O KAYLA ORD, P.E.  
 4114 LEGATO ROAD, SUITE 650  
 FAIRFAX, VIRGINIA 22033

**ENVIRONMENTAL ENGINEER**  
**WETLAND STUDIES & SOLUTIONS, INC.**  
 C/O ALISON ROBINSON, PWS, PWD, CT  
 5300 WELLINGTON BRANCH DRIVE, SUITE 100  
 GAINESVILLE, VIRGINIA 20155

**HEATHCOTE MARKETPLACE  
RESIDENTIAL  
MASTER ZONING PLAN  
REZ2024-00030**

GAINESVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA


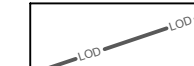

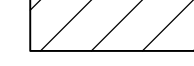






DATE	DESCRIPTION
04-25-2025	2ND SUBMISSION - REVISED PER COUNTY COMMENTS
09-19-2025	3RD SUBMISSION - REVISED PER COUNTY COMMENTS
12-01-2025	4TH SUBMISSION - REVISED PER COUNTY COMMENTS
02-04-2026	SUPPLEMENTAL SUBMISSION

PROJECT No.: 21074.004.00  
 DRAWING No.: 113110  
 DATE: 01/09/2024  
 SCALE: AS NOTED  
 DESIGN: QN  
 DRAWN: QN  
 CHECKED: SG

SHEET TITLE:  
  
**COVER SHEET**

SHEET No.  
  
**C000**

**LEGEND:**

-  APPLICATION AREA / LAND BAY BOUNDARY
-  PROPOSED LIMITS OF DISTURBANCE (LOD)
-  PROPOSED RIGHT-OF-WAY DEDICATION
-  PROPOSED GRADING EASEMENT
-  PROPOSED SITE ACCESS
-  COMMUNITY GREEN PARK (APPROX. LOC.)
-  DOG PARK (APPROX. LOC.)
-  POCKET PARK (APPROX. LOC.)
-  PLAYGROUND (APPROX. LOC.)
-  POTENTIAL MONUMENT SIGN

**NOTES:**

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MODIFICATION WITH FINAL ENGINEERING.
2. THE PROPOSED ZONING DISTRICT IS PLANNED MIXED RESIDENTIAL (PMR). SEE TABULATION ON THIS SHEET FOR THE PROPOSED USES.
3. FEATURES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING.
4. PROPOSED DEVELOPMENT WILL CONNECT TO PUBLIC WATER AND SEWER.
5. RESOURCE PROTECTION AREAS (RPA) EXISTING ON THE PROPERTY AND WILL REMAIN AS OPEN SPACE SUBJECT TO IMPACTS PERMITTED BY THE DCSM.
6. 100' BUILDING RESTRICTION LINES ARE SHOWN FOR 1989 R.O.W. FOR ROUTE 15.
7. HCOO APPROVED PRIOR TO FEBRUARY 20, 1996.
8. PROPOSED USE IS PRELIMINARILY PLANNED TO CONNECT TO EXISTING 21" SANITARY SEWER LOCATED ALONG LITTLE BULL RUN NORTH OF THE PROJECT SITE.
9. PROPOSED USE IS PRELIMINARILY PLANNED TO CONNECT TO EXISTING WATER LINES IN EITHER OLD CAROLINA ROAD OR JAMES MADISON HIGHWAY. ADDITIONAL INFORMATION AND FINAL LOCATION WILL BE PROVIDED AT THE TIME OF SITE PLAN SUBMISSION.
10. DEPICTED LIMITS OF DISTURBANCE ARE PRELIMINARY ONLY AND SUBJECT TO REVISION WITH FINAL ENGINEERING.
11. ALL INTERNAL ROADS SHALL BE PRIVATELY MAINTAINED. THE DEPICTED PRIVATE STREET LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE.
12. PARKING TO BE PROVIDED IN ACCORDANCE WITH THE DCSM AND WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.
13. PROPOSED STRIPING (CROSSWALKS, GORES, ETC.) TO BE APPROVED BY VDOT AT THE TIME OF SITE PLAN SUBMISSION PRIOR TO INSTALLATION.
14. SIDEWALKS AND OTHER PEDESTRIAN CONNECTIONS WILL BE PROVIDED THROUGHOUT THE PROJECT AREA. SEE DESIGN GUIDELINES FOR ADDITIONAL INFORMATION.

**PROPOSED DEVELOPMENT TABULATIONS**

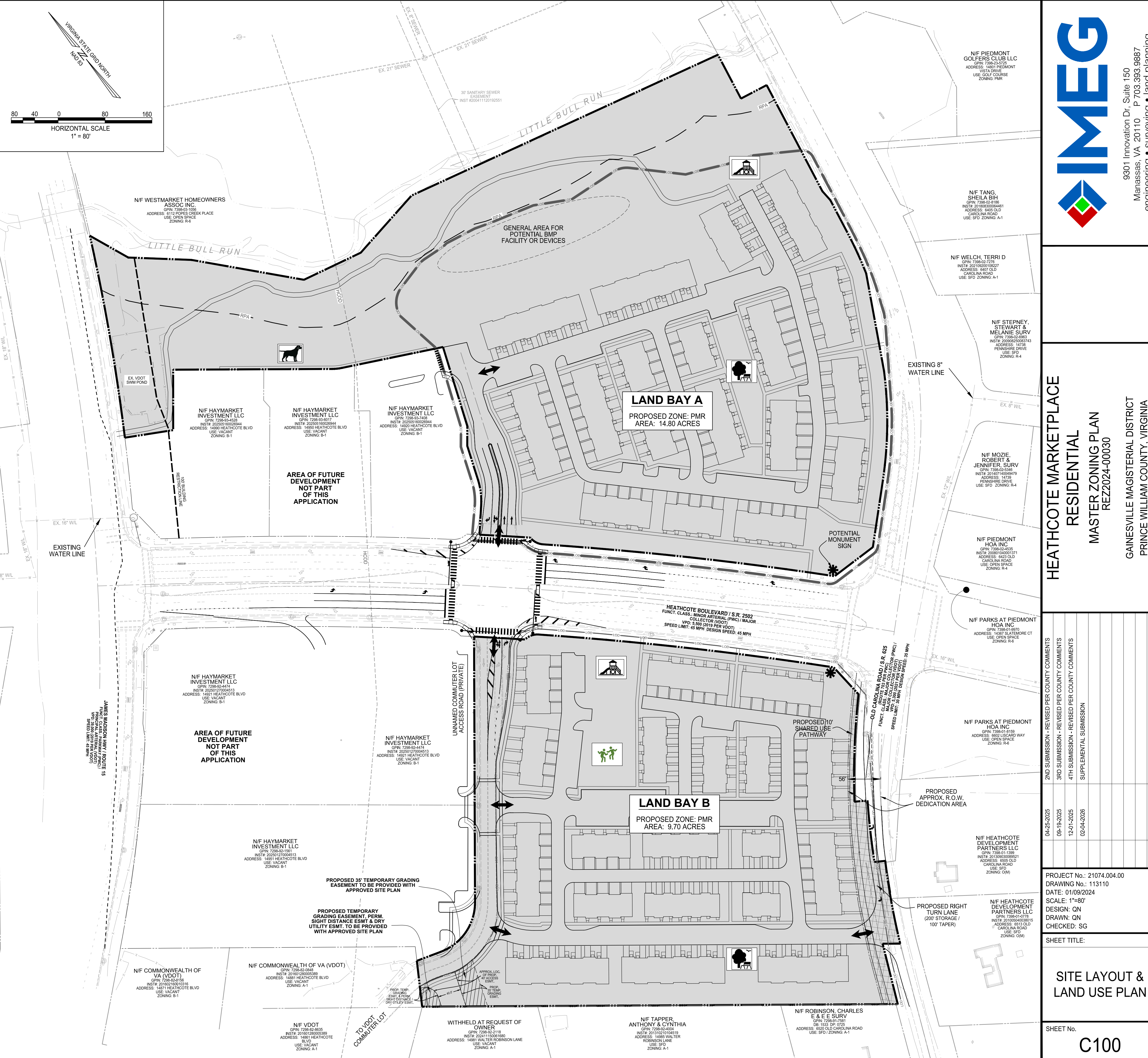
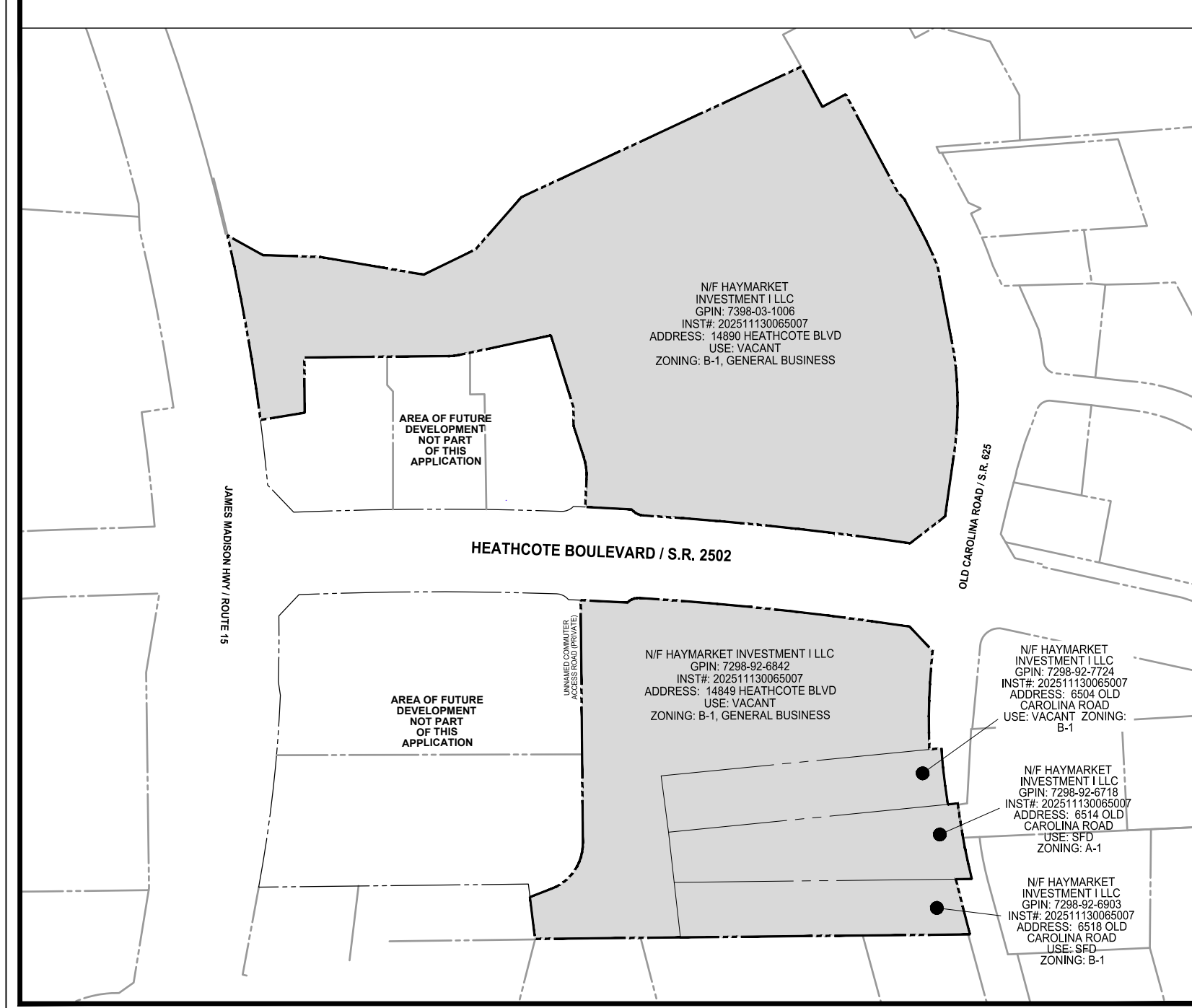
LAND BAY	PROPOSED ZONING AND ZONING DESIGNATION	PROPOSED LAND BAY USE DESIGNATION	LAND USE 1	LAND BAY ACREAGE (APPROX)	MAXIMUM DWELLING UNITS (DU)	PROPOSED MINIMUM OPEN SPACE	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES
A	PMR (PLANNED MIXED RESIDENTIAL)	HDR, OS	20' & 22' WIDE TOWNHOUSES, OPEN SPACE	±14.80 ACRES	112 DU TOTAL WITH ±7.6 DU PER ACRE (SEE NOTES #2 & #5)	±40% ±5.92 AC (SEE NOTE #3)	220 REG / 44 GUEST 264 TOTAL	220 REG / 44 GUEST 264 TOTAL
B	PMR (PLANNED MIXED RESIDENTIAL)	HDR, OS	16', 20' & 22' WIDE TOWNHOUSES, OPEN SPACE	±9.70 ACRES	137 DU TOTAL WITH ±14.1 DU PER ACRE (SEE NOTES #2 & #5)	±25% ±2.43 AC (SEE NOTE #3)	244 REG / 64 GUEST 308 TOTAL	244 REG / 64 GUEST 308 TOTAL
<b>TOTALS:</b>				±24.50	232 DU (SEE NOTES #2 & #5)	±65% ±18.38 AC		

**NOTES:**

1. TOWN HOUSES ARE SUBJECT TO PMR HOUSING TYPE F REQUIREMENTS; SUBJECT TO PROPOSED MODIFICATIONS AS DEPICTED IN THE SUBMITTED DESIGN GUIDELINES.
2. IN NO EVENT SHALL THE MAXIMUM NUMBER OF TOWNHOUSE UNITS BETWEEN LAND BAYS A AND B EXCEED 232 UNITS, INCLUSIVE OF ADU AND WDU UNITS. A TALLY OF THE UNITS SHALL BE NOTED ON EACH FINAL SITE PLAN.
3. THE APPLICANT IS REQUESTING A MODIFICATION OF ZONING ORDINANCE SECTIONS 32-250.40, 32-250.41 AND 32-250.45 AND DCSM SECTIONS 802.20, 802.21, 802.30 AND 802.31 REGARDING THE TREE CANOPY AND OPEN SPACE REQUIREMENTS TO ALLOW, BUT NOT REQUIRE, CALCULATIONS BASED UPON THE ENTIRE PMR AREA INSTEAD OF EACH INDIVIDUAL SITE LAND BAY.
4. PARKING QUANTITIES SHALL BE REVISED AND FINALIZED IN CONJUNCTION WITH FINAL SITE PLAN APPROVAL AND FINAL LOT COUNT PER LAND BAY.
5. LANDBAY A SHALL HAVE NO MORE THAN 10% OF 16' UNITS, 65% OF 20' UNITS, AND 45% OF 22' UNITS. LANDBAY B SHALL HAVE NO MORE THAN 40% OF 16' UNITS, 50% OF 20' UNITS, AND 25% OF 22' UNITS.

**SUBJECT PARCEL IDENTIFICATION DETAIL:**

N.T.S.




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**HEATHCOTE MARKETPLACE  
RESIDENTIAL  
MASTER ZONING PLAN  
REZ2024-00030**

GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

DATE	DESCRIPTION
04-25-2025	2ND SUBMISSION - REVISED PER COUNTY COMMENTS
09-19-2025	3RD SUBMISSION - REVISED PER COUNTY COMMENTS
12-01-2025	4TH SUBMISSION - REVISED PER COUNTY COMMENTS
02-04-2026	SUPPLEMENTAL SUBMISSION


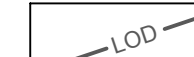



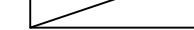

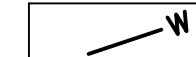


PROJECT No.: 21074.004.00  
DRAWING No.: 113110  
DATE: 01/09/2024  
SCALE: 1"=80'  
DESIGN: ON  
DRAWING: ON  
CHECKED: SG

SHEET TITLE:  
**SITE LAYOUT & LAND USE PLAN**

SHEET No.  
**C100**

P:\Projects\2107400000\113110 MZP (RESIDENTIAL)\C100 SITE LAYOUT & LAND USE PLAN.dwg, 2/14/2026 12:38:38 PM, Steven P. Grant.

**LEGEND:**

-  APPLICATION AREA / LAND BAY BOUNDARY
-  PROPOSED LIMITS OF DISTURBANCE (LOD)
-  PROPOSED RIGHT-OF-WAY DEDICATION
-  PROPOSED SITE ACCESS
-  EXISTING SEWER LINE
-  PROPOSED SANITARY SEWER LINE
-  EXISTING WATERLINE
-  PROPOSED WATERLINE
-  EXISTING STORM PIPE
-  POTENTIAL MONUMENT SIGN

**NOTES:**

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
2. THE PROPOSED ZONING DISTRICT IS PLANNED MIXED RESIDENTIAL (PMR). SEE TABULATION ON THIS SHEET FOR THE PROPOSED USES.
3. FEATURES SHOWN ON PLAN THIS PLAN ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING.
4. PROPOSED DEVELOPMENT WILL CONNECT TO PUBLIC WATER AND SEWER.
5. RESOURCE PROTECTION AREAS (RPA) EXISTING ON THE PROPERTY AND WILL REMAIN AS OPEN SPACE SUBJECT TO IMPACTS PERMITTED BY THE DCSM.
6. 100' BUILDING RESTRICTION LINES ARE SHOWN FOR 1989 R.O.W. FOR ROUTE 15.
7. HCOD APPROVED PRIOR TO FEBRUARY 20, 1996.
8. PROPOSED USE IS PRELIMINARILY PLANNED TO CONNECT TO EXISTING 21" SANITARY SEWER LOCATED ALONG LITTLE BULL RUN NORTH OF THE PROJECT SITE.
9. PROPOSED USE IS PRELIMINARILY PLANNED TO CONNECT TO EXISTING WATER LINES IN EITHER OLD CAROLINA ROAD OR JAMES MADISON HIGHWAY. ADDITIONAL INFORMATION AND FINAL LOCATION WILL BE PROVIDED AT THE TIME OF SITE PLAN SUBMISSION.
10. DEPICTED LIMITS OF DISTURBANCE ARE PRELIMINARY ONLY AND SUBJECT TO REVISION WITH FINAL ENGINEERING.
11. ALL INTERNAL ROADS SHALL BE PRIVATELY MAINTAINED. THE DEPICTED PRIVATE STREET LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE.
12. PARKING TO BE PROVIDED IN ACCORDANCE WITH THE DCSM AND WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.
13. PROPOSED STRIPING (CROSSWALKS, GORES, ETC.) TO BE APPROVED BY VDOT AT THE TIME OF SITE PLAN SUBMISSION PRIOR TO INSTALLATION.
14. SIDEWALKS AND OTHER PEDESTRIAN CONNECTIONS WILL BE PROVIDED THROUGHOUT THE PROJECT AREA. SEE DESIGN GUIDELINES FOR ADDITIONAL INFORMATION.



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**HEATHCOTE MARKETPLACE  
 RESIDENTIAL  
 MASTER ZONING PLAN  
 REZ2024-00030**

GAINESVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA


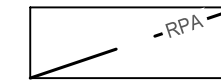

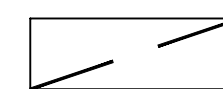
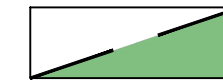
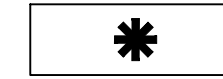
DATE	DESCRIPTION
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09-19-2025	3RD SUBMISSION - REVISED PER COUNTY COMMENTS
12-01-2025	4TH SUBMISSION - REVISED PER COUNTY COMMENTS
02-04-2026	SUPPLEMENTAL SUBMISSION

PROJECT No.: 21074.004.00  
 DRAWING No.: 113110  
 DATE: 01/09/2024  
 SCALE: 1"=80'  
 DESIGN: QN  
 DRAWN: QN  
 CHECKED: SG

**INFRASTRUCTURE  
 PLAN**

SHEET No.  
**C101**

**LEGEND:**

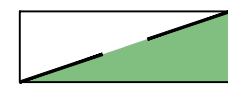
-  APPLICATION AREA / LAND BAY BOUNDARY
-  RESOURCE PROTECTION AREA (RPA)
-  PROPOSED RIGHT-OF-WAY DEDICATION
-  PROPOSED BUFFER OR PLANTING STRIP
-  RPA BUFFER / PRESERVATION AREA
-  POTENTIAL MONUMENT SIGN

**NOTES:**

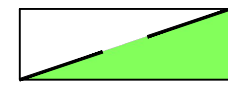
1. THE PROPOSED ZONING DISTRICT IS PLANNED MIXED RESIDENTIAL (PMR). SEE TABULATION ON THIS SHEET FOR THE PROPOSED USES.
2. FEATURES SHOWN ON PLAN THIS PLAN ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING.
3. PROPOSED DEVELOPMENT WILL CONNECT TO PUBLIC WATER AND SEWER.
4. RESOURCE PROTECTION AREAS (RPA) EXISTING ON THE PROPERTY AND WILL REMAIN AS OPEN SPACE SUBJECT TO IMPACTS PERMITTED BY THE DCSM.
5. 100' BUILDING RESTRICTION LINES ARE SHOWN FOR 1989 R.O.W. FOR ROUTE 15.
6. HCDD APPROVED PRIOR TO FEBRUARY 20, 1996.
7. SIDEWALKS AND OTHER PEDESTRIAN CONNECTIONS WILL BE PROVIDED THROUGHOUT THE PROJECT AREA. SEE DESIGN GUIDELINES FOR ADDITIONAL INFORMATION.
8. APPLICANT WILL PROVIDE 75,000 PLANT UNITS ON THE SOUTH SIDE OF THE BMP AREA AS GENERALLY SHOWN ON THIS SHEET (C200) OF THE MZP.

**BUFFER DETAILS:**

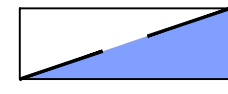
**BUFFER #1:** THIS VARIABLE WIDTH BUFFER, LOCATED IN LAND BAY A, WILL CONSIST OF PRESERVATION OF EXISTING WOODED AREAS TO SERVE AS BUFFER WITHIN THE RESOURCE PROTECTION AREA AS DEPICTED ON THIS PLAN.



**BUFFER #2:** MODIFIED TYPE "B" BUFFER - VARIABLE WIDTH (20' WIDTH) / 180 P.U. PER 100 LF

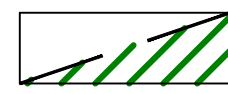


**BUFFER #3:** MODIFIED TYPE "B" BUFFER - 20' WIDE / 180 P.U. PER 100 LF

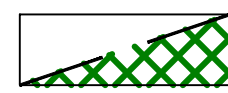


**PLANTING STRIP DETAILS:**

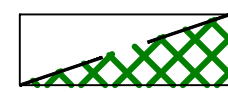
ALL PLANTING STRIPS: THE DEPICTED PLANTING STRIPS ARE PROPOSED TO VARY AS NEEDED TO ACCOMMODATE UTILITIES OR OTHER SITE CONSTRAINTS BUT WILL AVERAGE TWENTY (20) FEET IN WIDTH WITH A MINIMUM OF 130 PLANT UNITS PER 100 LINEAR FEET. PLANTING STRIPS MAY CONTAIN SIDEWALKS AS SHOWN ON THIS PLAN. SEE THE SUBMITTED DESIGN GUIDELINES FOR A GRAPHICAL DEPICTION OF THE PROPOSED PLANTING STRIPS.



AT SITE PLAN, SUFFICIENT INFORMATION SHALL BE SHOWN TO CONFIRM THAT THE AVERAGE WIDTH OF THE BUFFER OR PLANTING STRIP WILL BE PROVIDED, AND SAID LANDSCAPING SHALL HAVE AN AVERAGE WIDTH OF 20', AND SHALL NOT BE LESS THAN 15' AT ANY POINT.

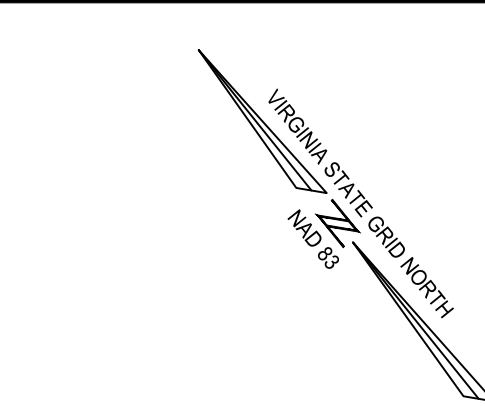
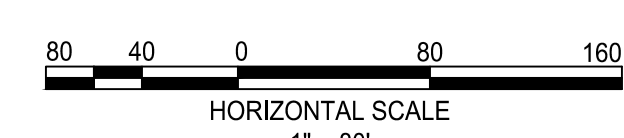


**SUPPLEMENTAL PLANTING AREA #1:** TO BE PLANTED AROUND THE EXISTING VDOT SWM FACILITY AS GENERALLY DEPICTED ON THIS PLAN TO INCLUDE TREES AND/OR SHRUBS CONSISTENT WITH THE SPACING AND SPECIES STANDARDS OF THE DCSM IN ORDER TO MEET TREE CANOPY REQUIREMENTS.



**ADDITIONAL PLANTING AREA:**

SEE NOTE #8 ABOVE.



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**HEATHCOTE MARKETPLACE  
RESIDENTIAL  
MASTER ZONING PLAN  
REZ2024-00030**

GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

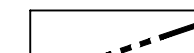
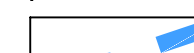
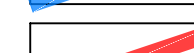
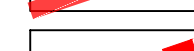

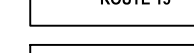

DATE	DESCRIPTION
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09-19-2025	3RD SUBMISSION - REVISED PER COUNTY COMMENTS
12-01-2025	4TH SUBMISSION - REVISED PER COUNTY COMMENTS
02-04-2026	SUPPLEMENTAL SUBMISSION

PROJECT No.: 21074.004.00  
DRAWING No.: 113110  
DATE: 01/09/2024  
SCALE: 1"=80'  
DESIGN: ON  
DRAWN: ON  
CHECKED: SG

**SHEET TITLE:  
BUFFER &  
LANDSCAPE STRIP  
PLAN**

SHEET No.  
**C200**

**LEGEND:**

-  APPLICATION AREA / LAND BAY BOUNDARY
-  HEATHCOTE MARKETPLACE - EXISTING COMMERCIAL PRIMARY ROAD NETWORK (PRIVATE)
-  HEATHCOTE MARKETPLACE - PROPOSED RESIDENTIAL PRIMARY ROAD NETWORK (PRIVATE)
-  HEATHCOTE MARKETPLACE - PROPOSED RESIDENTIAL ALLEYS (PRIVATE)
-  EXISTING MAJOR ROAD NETWORK (LABELED)
-  PROPOSED SITE ACCESS
-  POTENTIAL MONUMENT SIGN

**NOTES:**

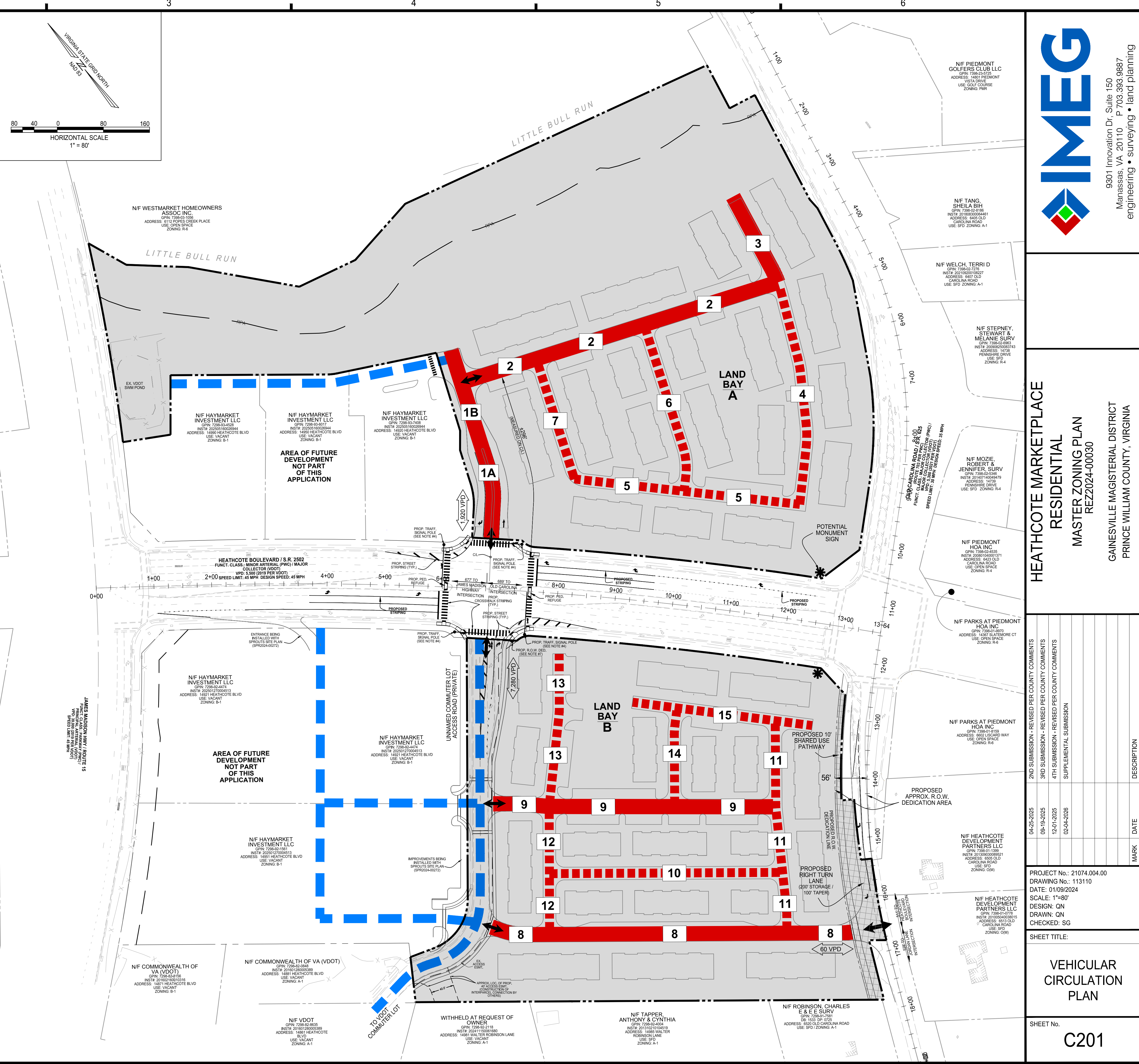
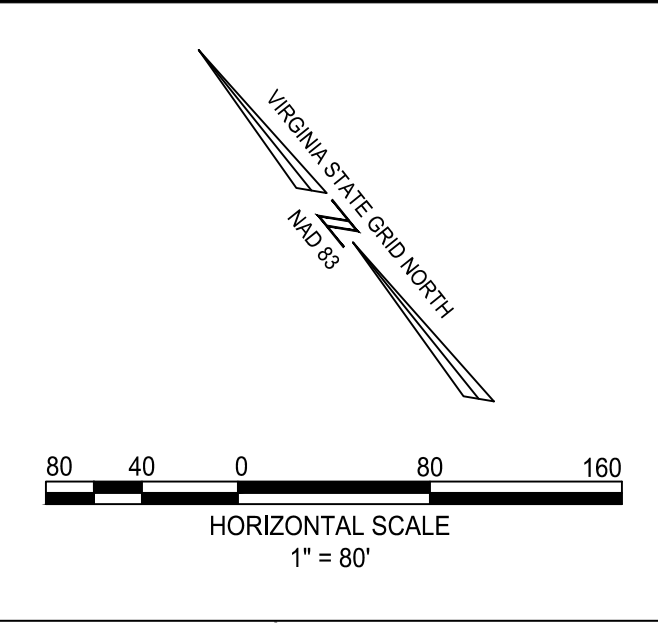
1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
2. HCOD APPROVED PRIOR TO FEBRUARY 20, 1996.
3. ALL INTERNAL ROADS SHALL BE PRIVATELY MAINTAINED. THE DEPICTED PRIVATE STREET LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE.
4. PROPOSED TRAFFIC SIGNALS SUBJECT TO APPROVAL BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
5. PARKING TO BE PROVIDED IN ACCORDANCE WITH THE DCSM AND WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.
6. PROPOSED STRIPING (CROSSWALKS, GORES, ETC.) TO BE APPROVED BY VDOT AT THE TIME OF SITE PLAN SUBMISSION PRIOR TO INSTALLATION.
7. ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED AS NEEDED TO ACCOMMODATE RAMPS AT INTERSECTIONS.
8. THE SUBMITTED DESIGN GUIDELINES CONTAIN SIMILAR INFORMATION AS DEPICTED ON THIS PLAN. AS REVISIONS TO THE DESIGN GUIDELINES MAY BE ADMINISTRATIVELY APPROVED SEE THE LATEST VERSION OF THE DESIGN GUIDELINES FOR CURRENT STANDARDS AND REQUIREMENTS.

SEE SHEET C202 FOR ADDITIONAL DETAILS REGARDING HEATHCOTE BOULEVARD & SHEET C203 FOR OLD CAROLINA ROAD IMPROVEMENTS.

SEE SHEET C300 FOR ADDITIONAL DETAILS REGARDING PEDESTRIAN IMPROVEMENTS.

SEE SHEET C400 FOR A DEPICTION OF PROPOSED STREET SECTIONS.

THE SUBMITTED DESIGN GUIDELINES CONTAIN SIMILAR INFORMATION AS DEPICTED ON THIS PLAN. AS REVISIONS TO THE DESIGN GUIDELINES MAY BE ADMINISTRATIVELY APPROVED SEE THE LATEST VERSION OF THE DESIGN GUIDELINES FOR CURRENT STANDARDS AND REQUIREMENTS.




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**HEATHCOTE MARKETPLACE  
RESIDENTIAL  
MASTER ZONING PLAN  
REZ2024-00030**

GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

DATE	DESCRIPTION
04-25-2025	2ND SUBMISSION - REVISED PER COUNTY COMMENTS
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PROJECT No.: 21074.004.00  
DRAWING No.: 113110  
DATE: 01/09/2024  
SCALE: 1"=80'  
DESIGN: QN  
DRAWN: QN  
CHECKED: SG

**VEHICULAR  
CIRCULATION  
PLAN**

SHEET No. **C201**

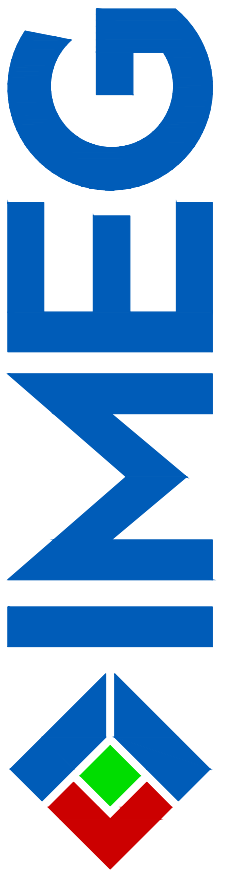
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**LEGEND:**

 APPLICATION AREA / LAND BAY BOUNDARY

**NOTES:**

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
2. HOOD APPROVED PRIOR TO FEBRUARY 20, 1996.
3. ALL INTERNAL ROADS SHALL BE PRIVATELY MAINTAINED. THE DEPICTED PRIVATE STREET LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE.
4. PROPOSED TRAFFIC SIGNALS SUBJECT TO APPROVAL BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
5. PARKING TO BE PROVIDED IN ACCORDANCE WITH THE DCSSM AND WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.
6. PROPOSED STRIPING (CROSSWALKS, GORES, ETC.) TO BE APPROVED BY VDOT AT THE TIME OF SITE PLAN SUBMISSION PRIOR TO INSTALLATION.
7. ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED AS NEEDED TO ACCOMMODATE RAMPS AT INTERSECTIONS.



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**HEATHCOTE MARKETPLACE  
RESIDENTIAL  
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REZ2024-00030**

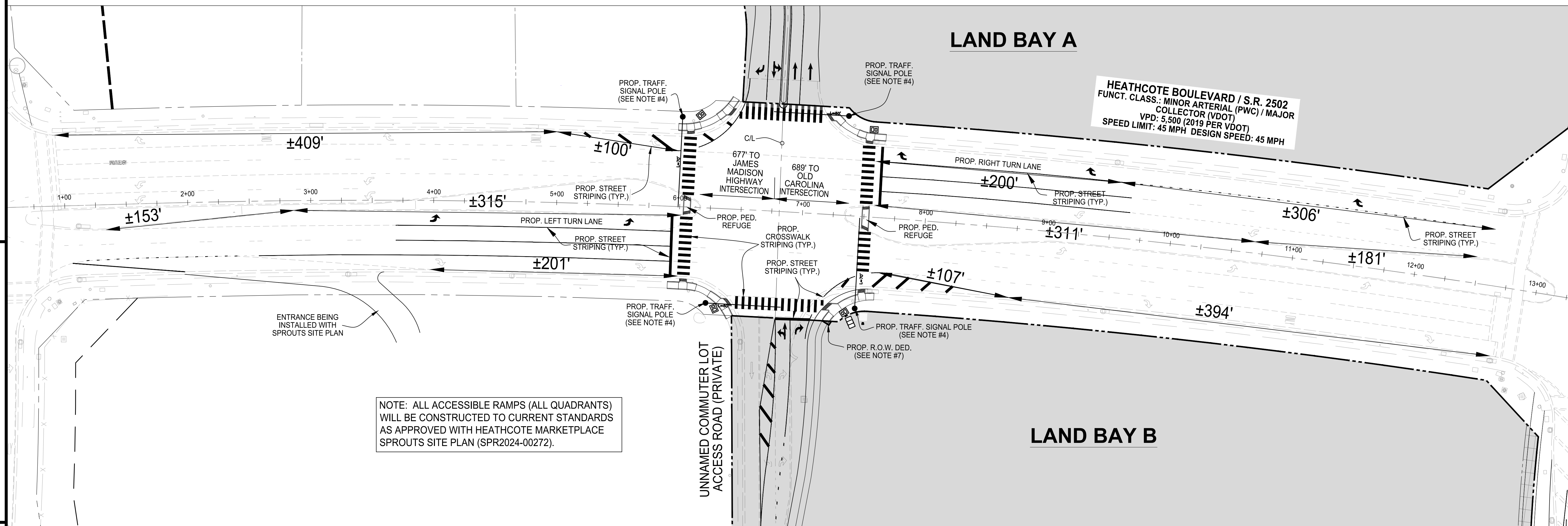
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
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	12-01-2025	4TH SUBMISSION - REVISED PER COUNTY COMMENTS
	02-04-2026	SUPPLEMENTAL SUBMISSION

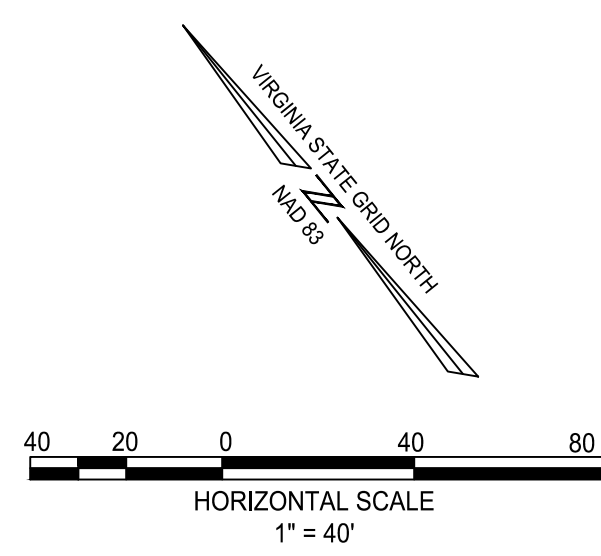
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CHECKED: SG

SHEET TITLE:  
**HEATHCOTE  
BOULEVARD  
DETAILS PLAN**

SHEET No.  
**C202**



NOTE: ALL ACCESSIBLE RAMPS (ALL QUADRANTS) WILL BE CONSTRUCTED TO CURRENT STANDARDS AS APPROVED WITH HEATHCOTE MARKETPLACE SPROUTS SITE PLAN (SPR2024-00272).



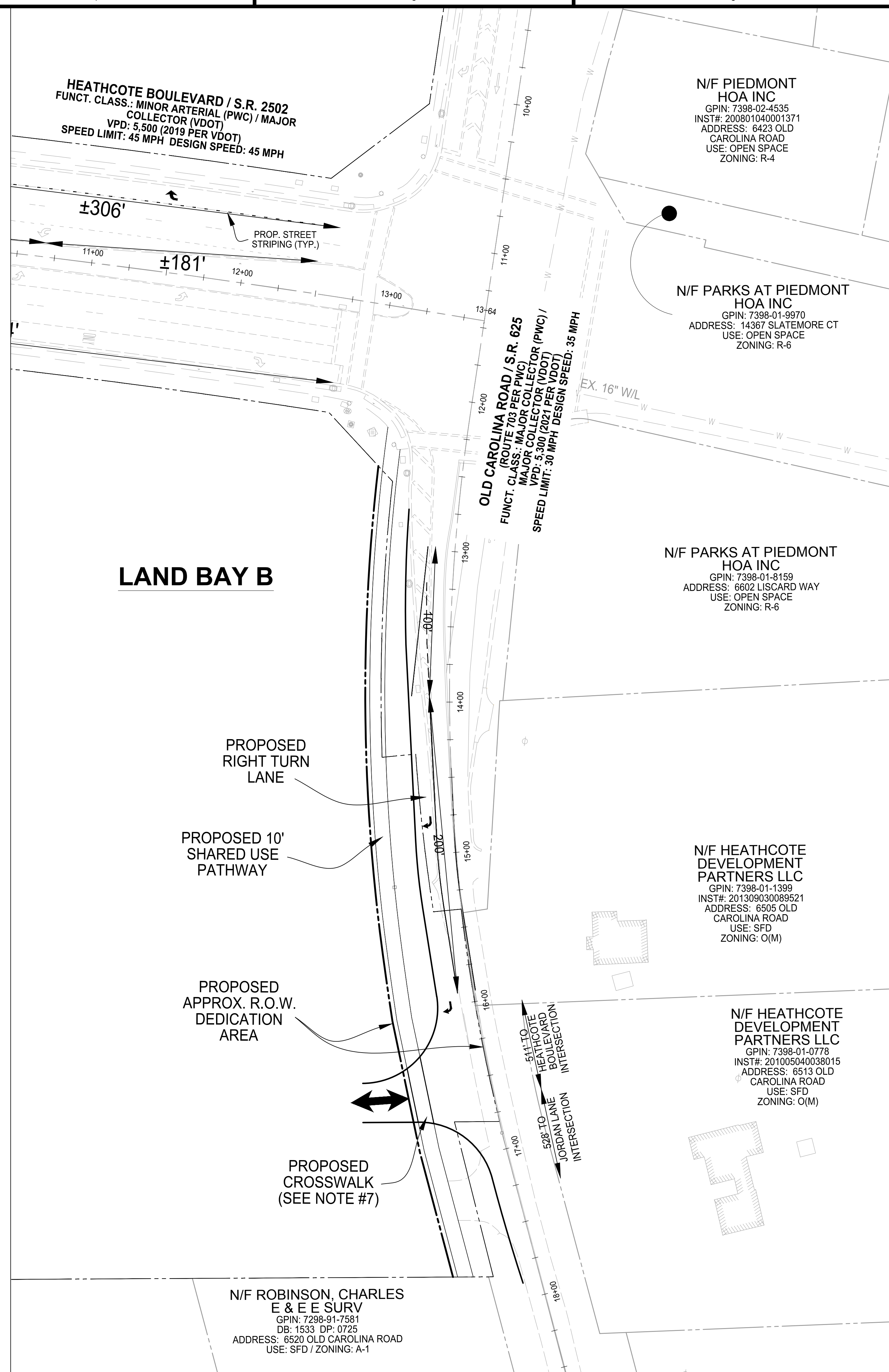
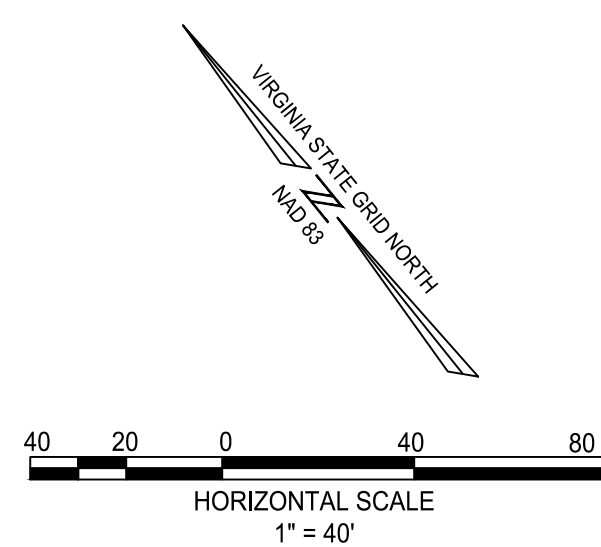
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**LEGEND:**

 APPLICATION AREA / LAND BAY BOUNDARY

**NOTES:**

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
2. HOOD APPROVED PRIOR TO FEBRUARY 20, 1996.
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4. PROPOSED TRAFFIC SIGNALS SUBJECT TO APPROVAL BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
5. PARKING TO BE PROVIDED IN ACCORDANCE WITH THE DCSM AND WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.
6. PROPOSED STRIPING (CROSSWALKS, GORES, ETC.) TO BE APPROVED BY VDOT AT THE TIME OF SITE PLAN SUBMISSION PRIOR TO INSTALLATION.
7. ADDITIONAL DETAILS PERTAINING TO PROPOSED CROSSWALK TO BE PROVIDED WITH SITE PLAN.



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**HEATHCOTE MARKETPLACE  
RESIDENTIAL  
MASTER ZONING PLAN**

GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA




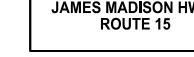


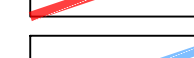
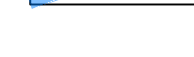
MARK	DATE	DESCRIPTION

PROJECT No.: 21074.004.00  
DRAWING No.: 113110  
DATE: 01/09/2024  
SCALE: 1"=40'  
DESIGN: QN  
DRAWN: QN  
CHECKED: SG

**SHEET TITLE:  
OLD CAROLINA  
ROAD DETAILS  
PLAN**

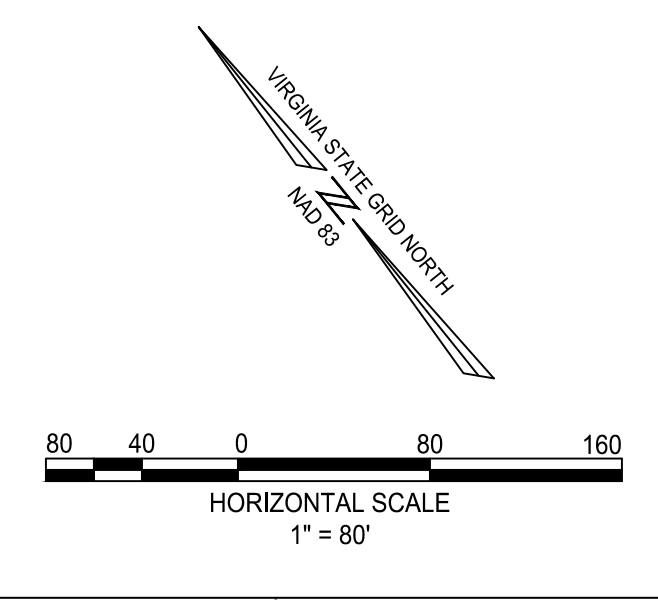
SHEET No.  
**C203**

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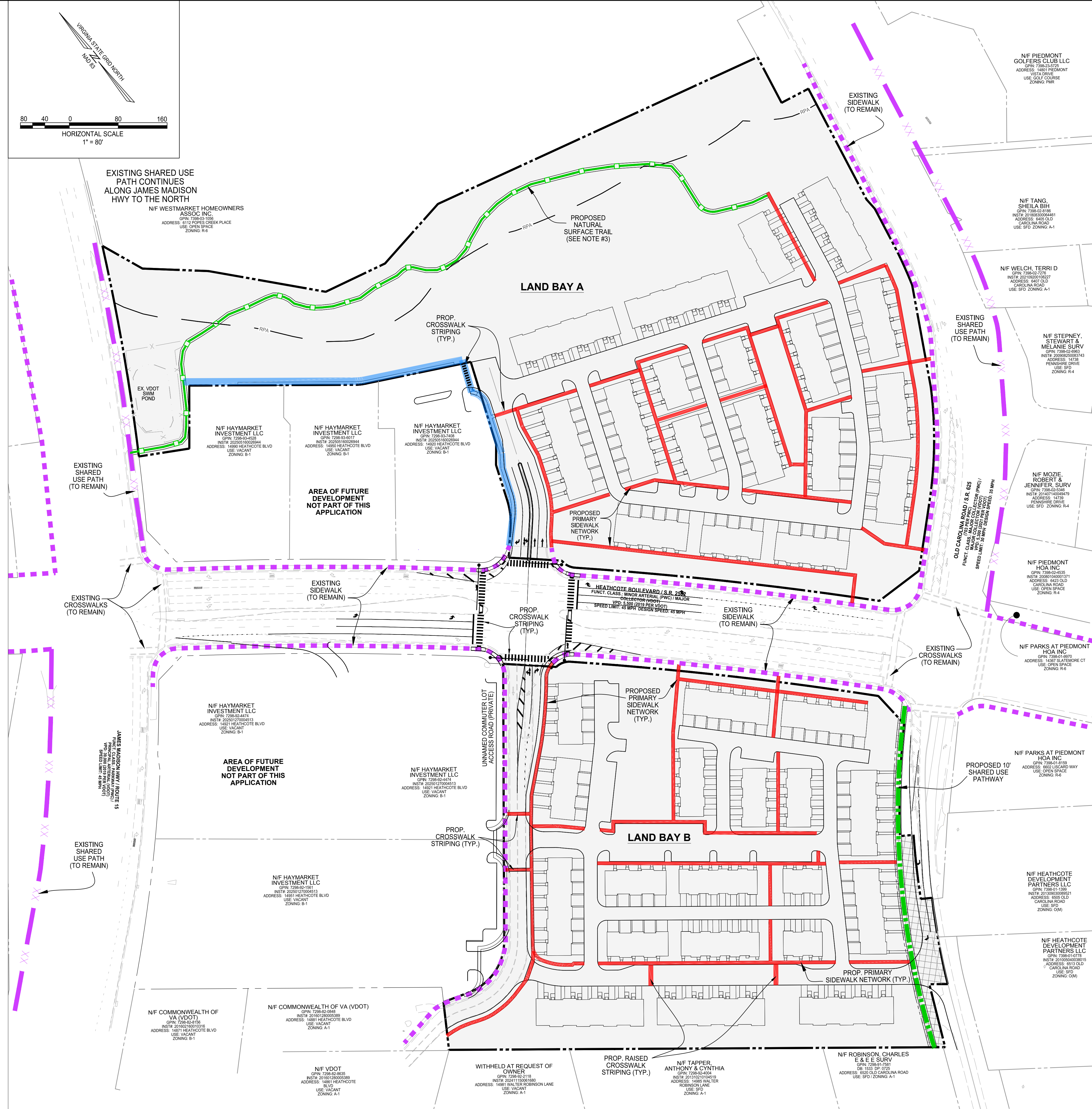
-  APPLICATION AREA / LAND BAY BOUNDARY
-  EXISTING SIDEWALKS TO REMAIN
-  EXISTING SHARED USE PATHWAY TO REMAIN
-  EXISTING MAJOR ROAD NETWORK (LABELED)
-  PROPOSED 10' WIDE SHARED USE PATHWAY
-  PROPOSED NATURAL SURFACE TRAIL
-  HEATHCOTE MARKETPLACE - RESIDENTIAL PRIMARY PEDESTRIAN NETWORK
-  HEATHCOTE MARKETPLACE - COMMERCIAL PRIMARY PEDESTRIAN NETWORK

**NOTES:**

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
2. SIDEWALKS AND OTHER PEDESTRIAN CONNECTIONS WILL BE PROVIDED THROUGHOUT THE PROJECT AREA. SEE DESIGN GUIDELINES FOR ADDITIONAL INFORMATION.
3. DEPICTED LOCATION OF PROPOSED NATURAL SURFACE TRAIL IS PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF SITE PLAN SUBMISSION.
4. THE SUBMITTED DESIGN GUIDELINES CONTAIN SIMILAR INFORMATION AS DEPICTED ON THIS PLAN. AS REVISIONS TO THE DESIGN GUIDELINES MAY BE ADMINISTRATIVELY APPROVED SEE THE LATEST VERSION OF THE DESIGN GUIDELINES FOR CURRENT STANDARDS AND REQUIREMENTS.



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**HEATHCOTE MARKETPLACE  
RESIDENTIAL  
MASTER ZONING PLAN  
REZZ2024-00030**

GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA





DATE	DESCRIPTION
04-25-2025	2ND SUBMISSION - REVISED PER COUNTY COMMENTS
09-19-2025	3RD SUBMISSION - REVISED PER COUNTY COMMENTS
12-01-2025	4TH SUBMISSION - REVISED PER COUNTY COMMENTS
02-04-2026	SUPPLEMENTAL SUBMISSION

PROJECT No.: 21074.004.00  
DRAWING No.: 113110  
DATE: 01/09/2024  
SCALE: 1"=80'  
DESIGN: ON  
DRAWN: CK  
CHECKED: SG

**PEDESTRIAN  
CIRCULATION  
PLAN**

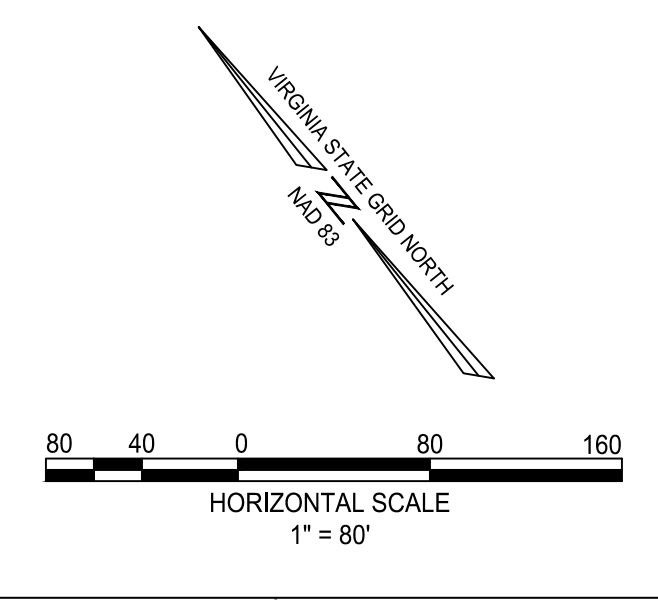
SHEET No. **C300**

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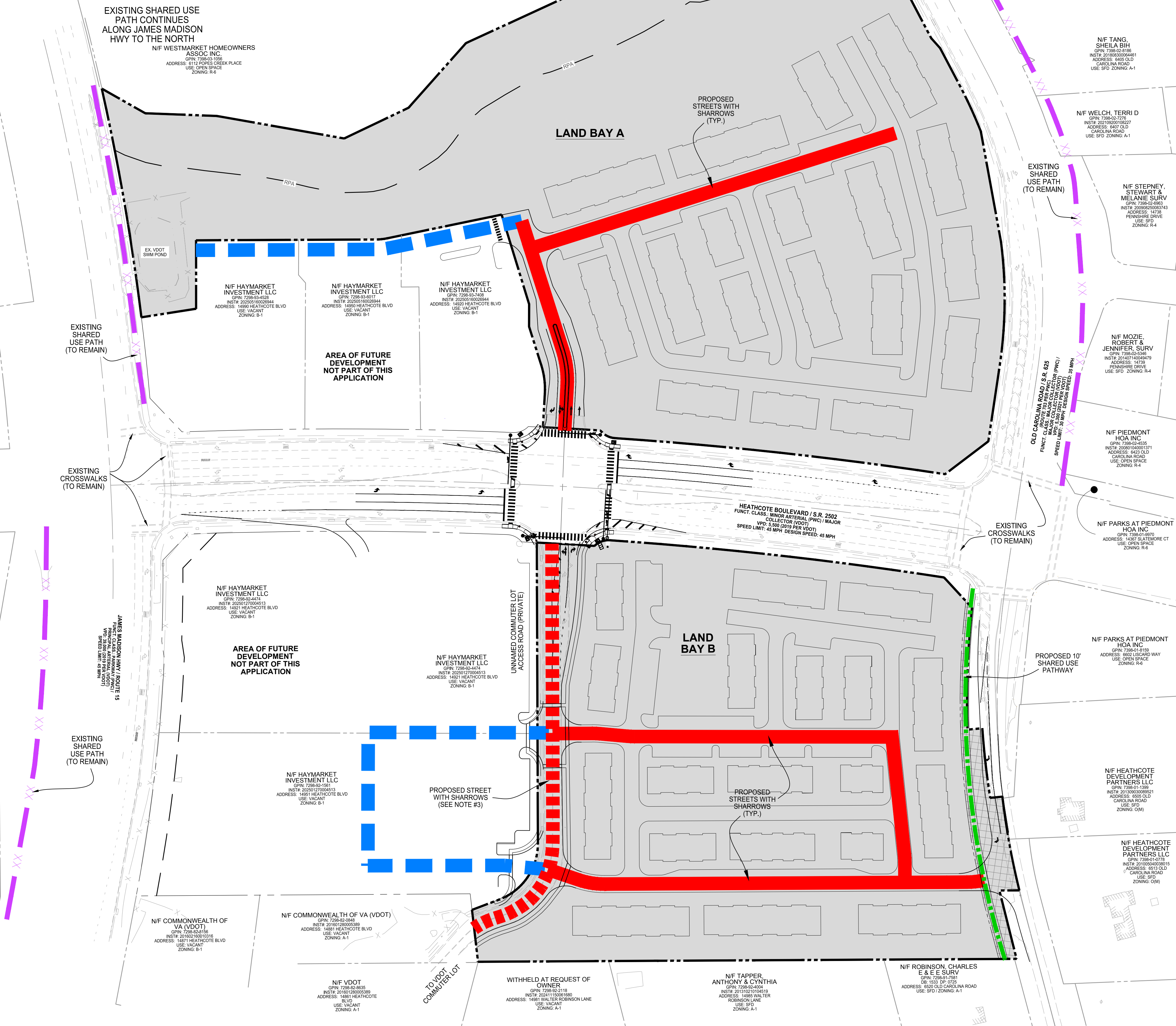
-  APPLICATION AREA / LAND BAY BOUNDARY
-  EXISTING SHARED USE PATHWAY TO REMAIN
-  EXISTING MAJOR ROAD NETWORK (LABELED)
-  HEATHCOTE MARKETPLACE - RESIDENTIAL PRIMARY BICYCLE NETWORK (SHARROWS)
-  HEATHCOTE MARKETPLACE - PRIMARY BICYCLE NETWORK (SHARROWS) - SUBJECT TO VDOT AND PWCODOT APPROVAL
-  HEATHCOTE MARKETPLACE - COMMERCIAL PRIMARY BICYCLE NETWORK (SHARROWS) (NOT PART OF THIS APPLICATION)
-  PROPOSED 10' WIDE SHARED USE PATHWAY

**NOTES:**

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
2. PROPOSED SHARROWS / STRIPING (CROSSWALKS, GORES, ETC.) TO BE APPROVED BY VDOT AT THE TIME OF SITE PLAN SUBMISSION PRIOR TO INSTALLATION.
3. SIDEWALKS AND OTHER PEDESTRIAN CONNECTIONS WILL BE PROVIDED THROUGHOUT THE PROJECT AREA. SEE DESIGN GUIDELINES FOR ADDITIONAL INFORMATION.
4. THE SUBMITTED DESIGN GUIDELINES CONTAIN SIMILAR INFORMATION AS DEPICTED ON THIS PLAN. AS REVISIONS TO THE DESIGN GUIDELINES MAY BE ADMINISTRATIVELY APPROVED SEE THE LATEST VERSION OF THE DESIGN GUIDELINES FOR CURRENT STANDARDS AND REQUIREMENTS.



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C  
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**HEATHCOTE MARKETPLACE  
RESIDENTIAL  
MASTER ZONING PLAN  
REZ2024-00030**

GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

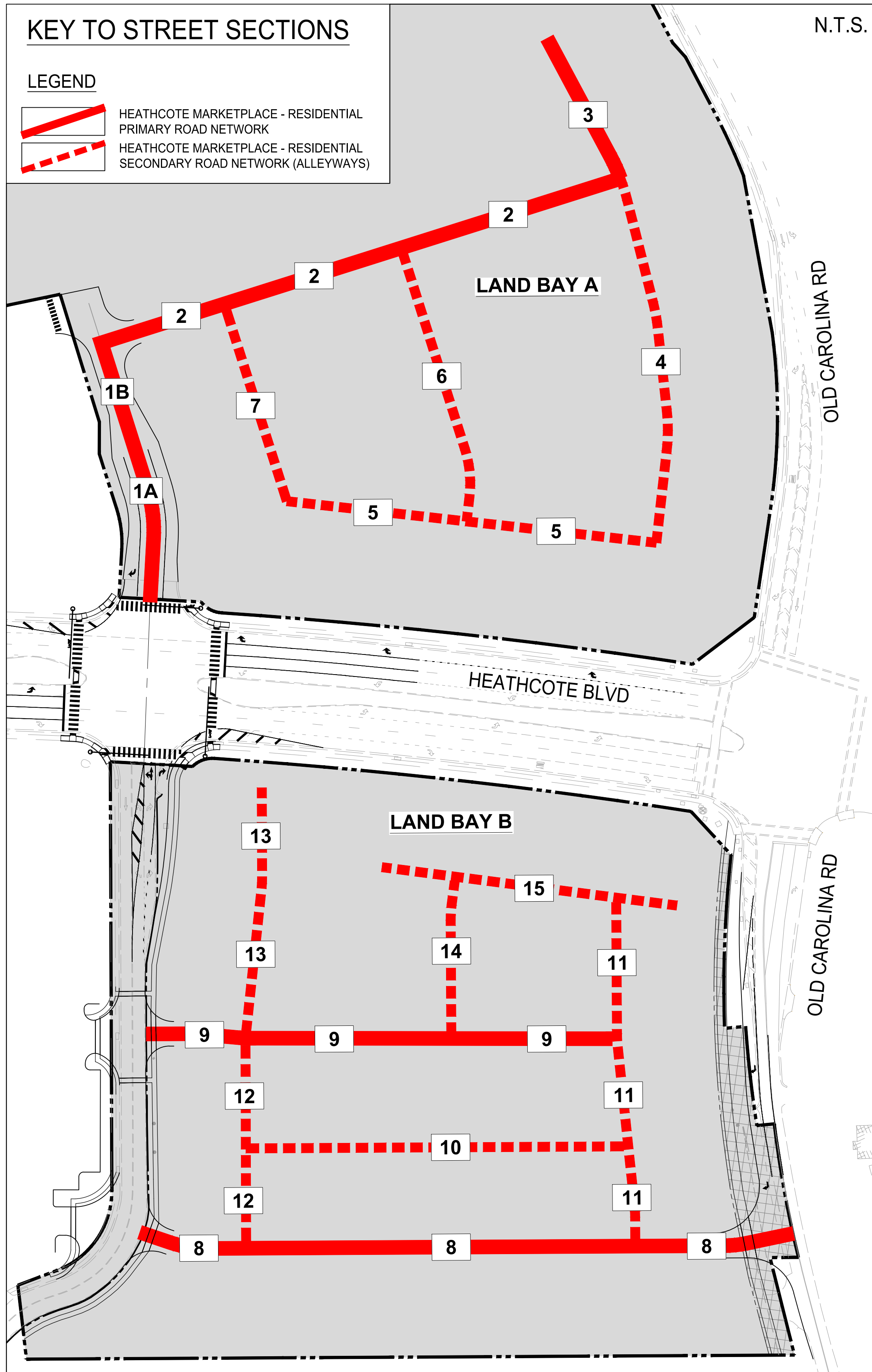
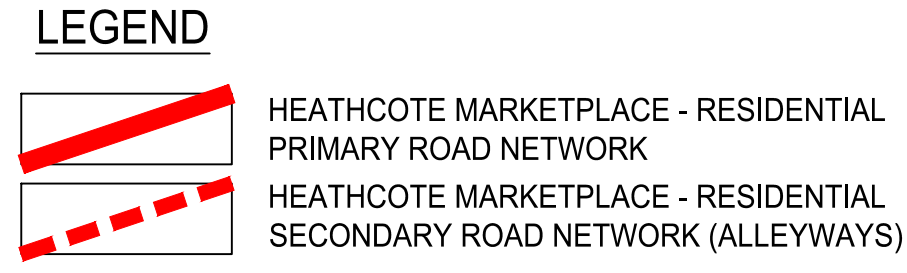
DATE	DESCRIPTION
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02-04-2026	SUPPLEMENTAL SUBMISSION

PROJECT No.: 21074.004.00  
DRAWING No.: 113110  
DATE: 01/09/2024  
SCALE: 1"=80'  
DESIGN: ON  
DRAWN: ON  
CHECKED: SG

**BICYCLE NETWORK PLAN**

SHEET No.  
**C301**

**KEY TO STREET SECTIONS**



N.T.S.

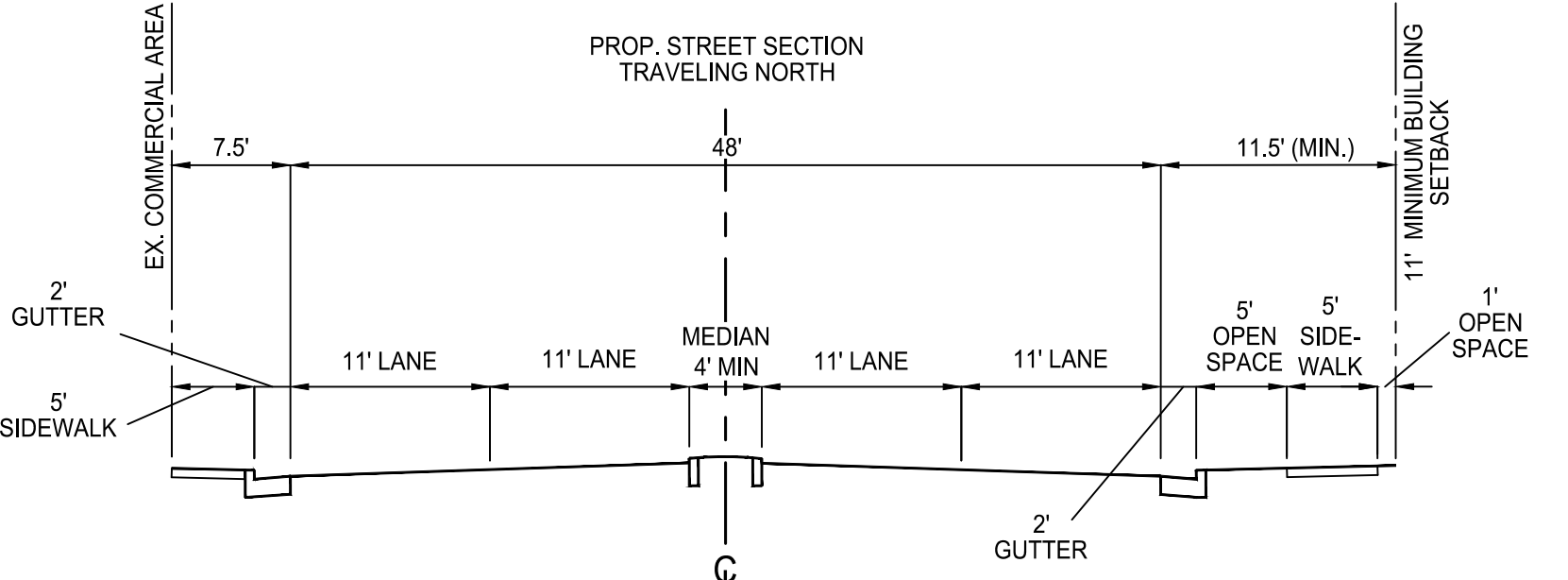
OLD CAROLINA RD

OLD CAROLINA RD

HEATHCOTE BLVD

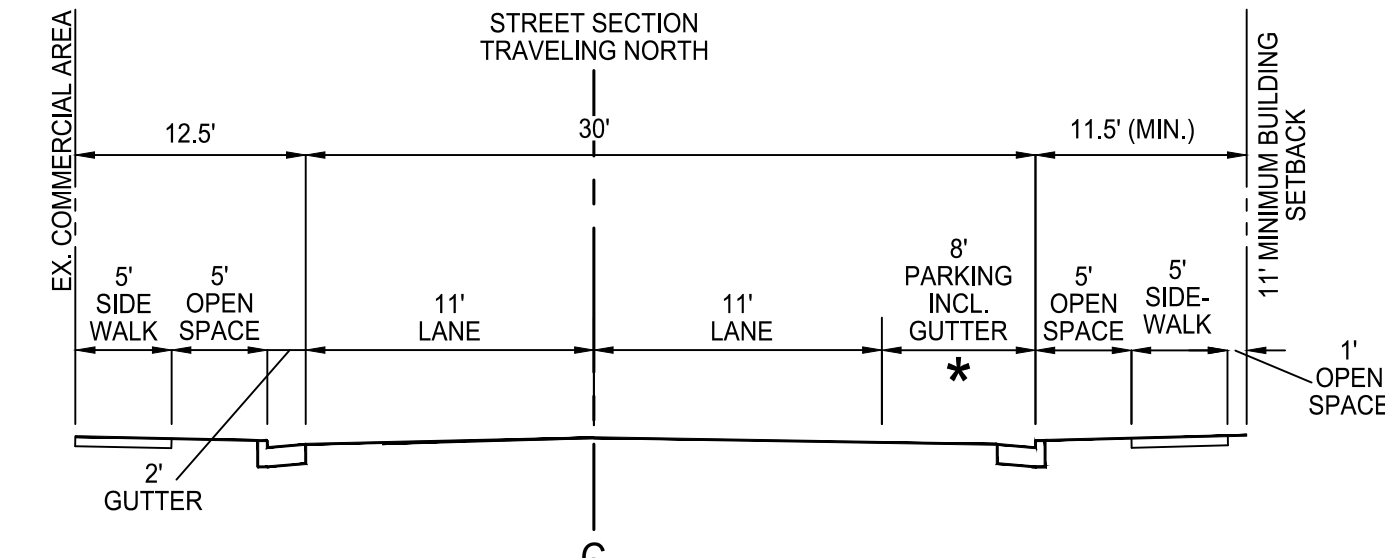
**NOTES**

1. IN THE EVENT THE STREET SECTION DETAILS PROVIDED IN THE DESIGN GUIDELINES CONFLICT WITH THE STREET SECTION DETAILS PROVIDED IN THE MASTER ZONING PLAN OR PWC DESIGN & CONSTRUCTION STANDARDS MANUAL (DCSM) THE STREET SECTION DETAILS SHOWN IN THE DESIGN GUIDELINES SHALL GOVERN, AND MAY BE MODIFIED AT FINAL SITE PLAN, SUBJECT TO PWC DEPARTMENT OF TRANSPORTATION (PWCDOT) APPROVAL.



**ROAD 1A**  
MODIFIED UAS-1 AVENUE

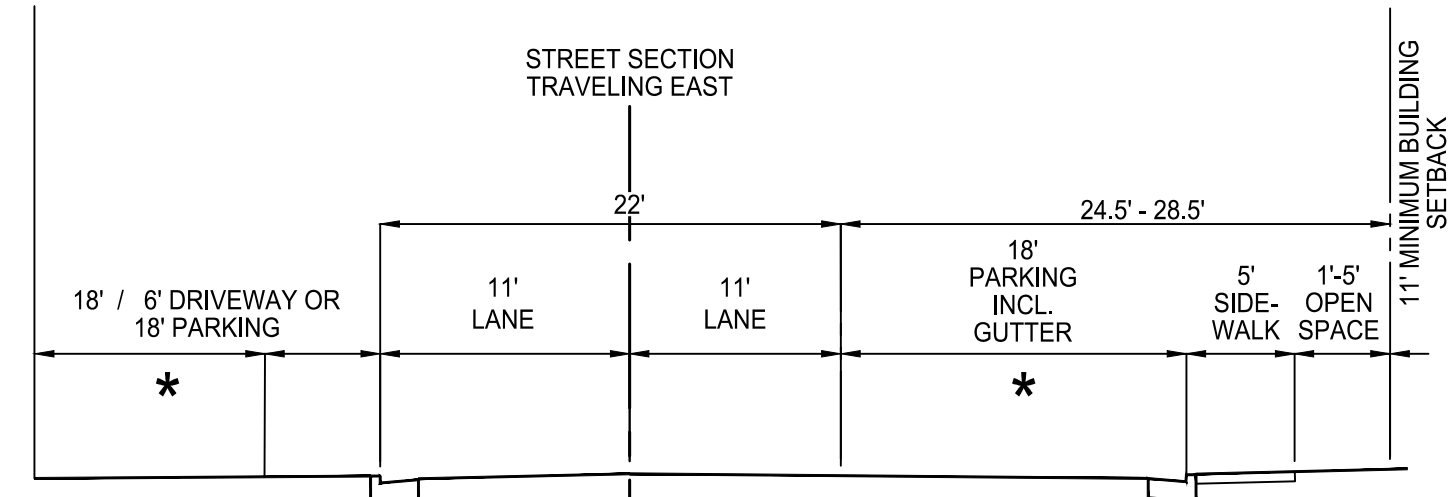
N.T.S.



**ROAD 1B**  
MODIFIED UAS-1 STREET

\*NOTE: IF PERPENDICULAR PARKING OR NO PARKING ARE PROVIDED IN LIEU OF PARALLEL PARKING THEN THE SAME MINIMUM DIMENSION FROM THE F.O.C. WILL APPLY.

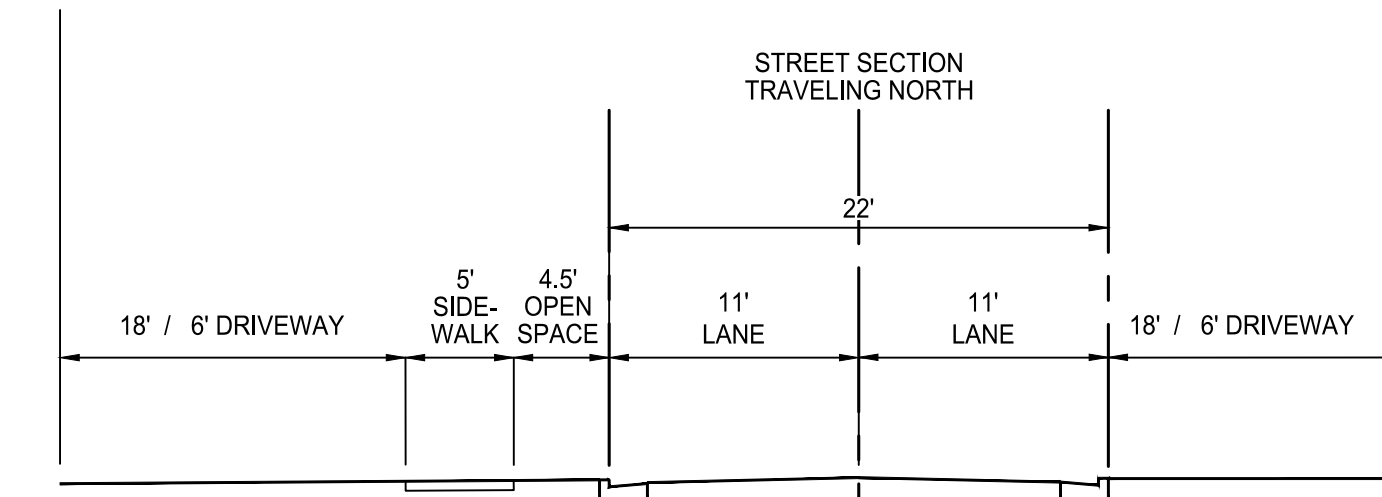
N.T.S.



**ROAD 2**  
MODIFIED UAS-1 STREET

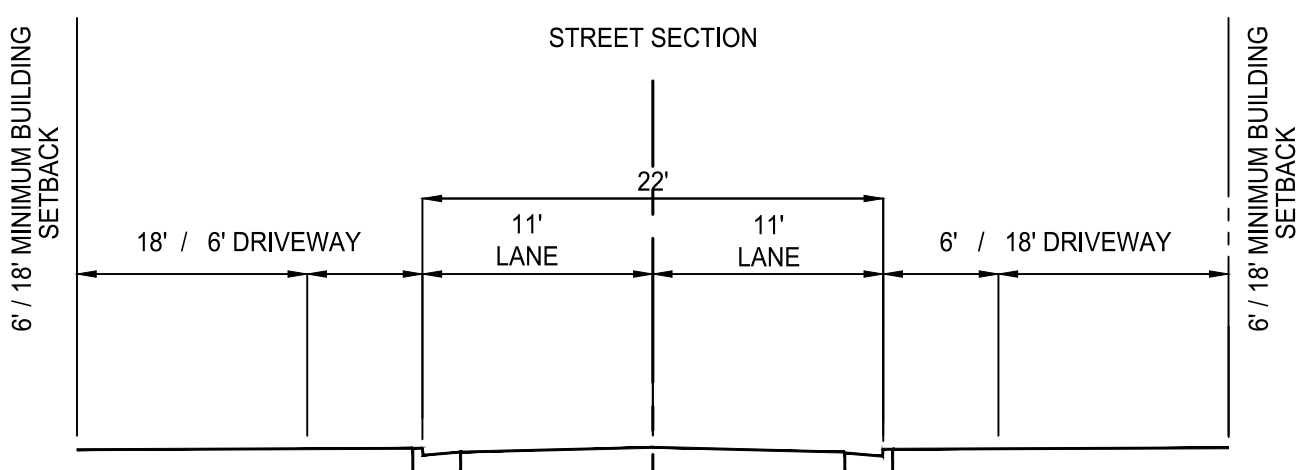
\*NOTE: IF A DRIVEWAY, PARALLEL PARKING OR NO PARKING ARE PROVIDED IN LIEU OF PERPENDICULAR PARKING THEN THE SAME MINIMUM DIMENSION FROM THE F.O.C. WILL APPLY.

N.T.S.



**ROAD 3**  
MODIFIED UAS-1 STREET

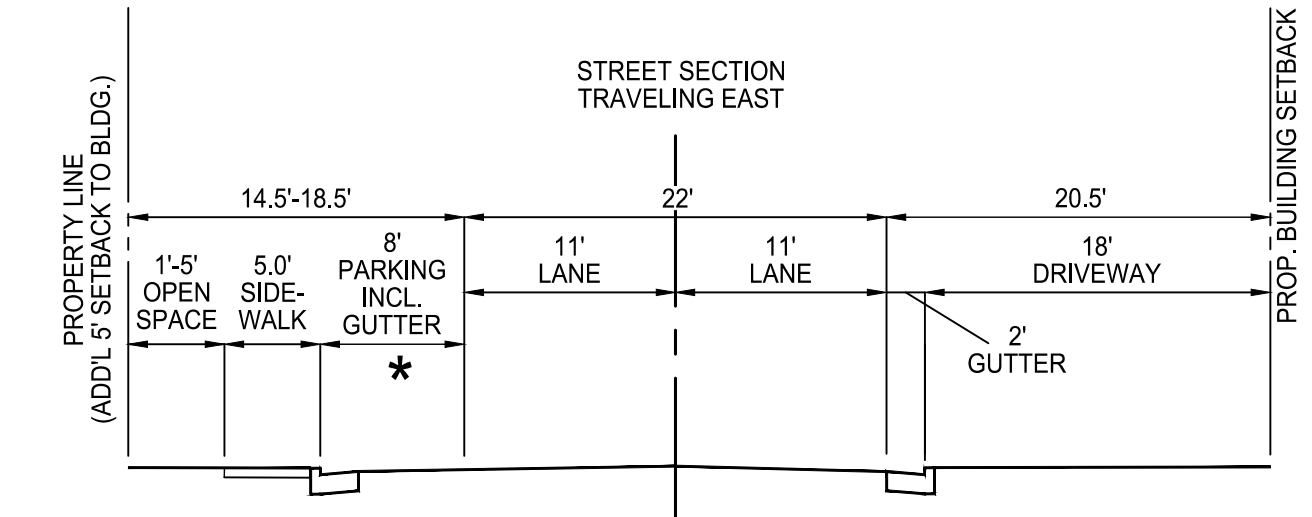
N.T.S.



**ROADS 4-7 (THROUGH ALLEYS)**  
IN ACCORDANCE WITH DCSM SECTION 602.16.2.A

NOTE: PERPENDICULAR PARKING MAY ALSO BE PROVIDED ON THIS ROAD SECTION.

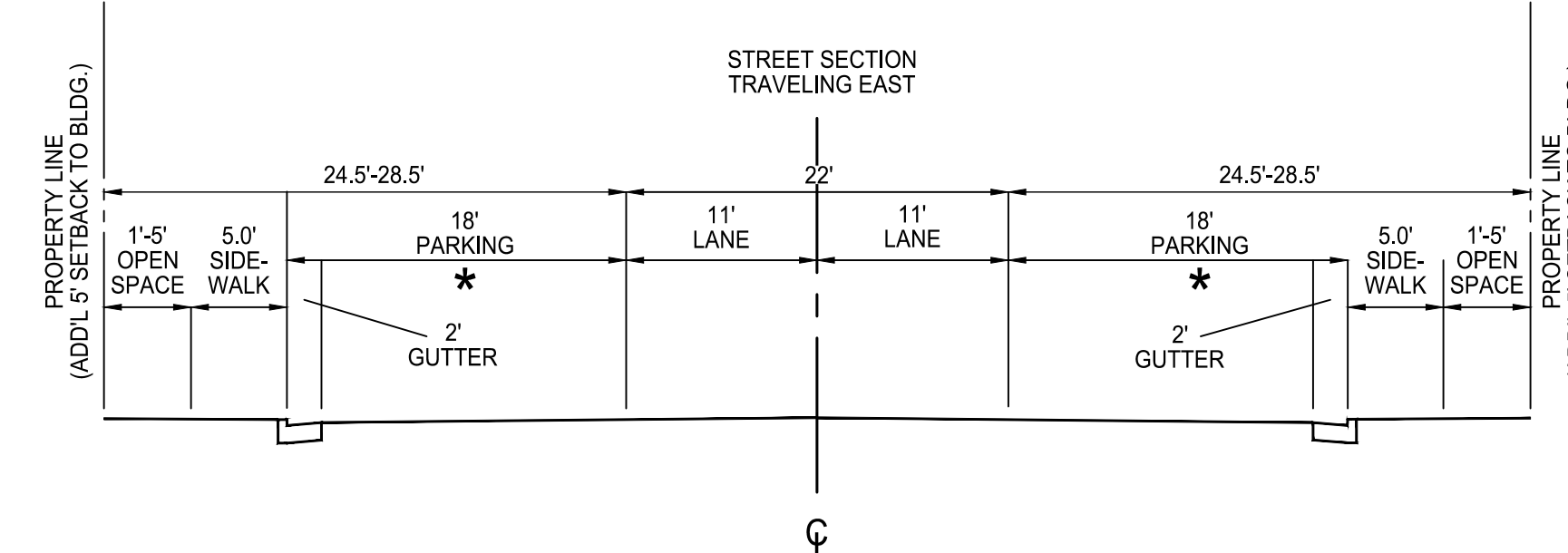
N.T.S.



**ROAD 8**  
MODIFIED UAS-1 STREET

\*NOTE: IF PERPENDICULAR PARKING OR NO PARKING ARE PROVIDED IN LIEU OF PARALLEL PARKING THEN THE SAME MINIMUM DIMENSION FROM THE F.O.C. WILL APPLY.

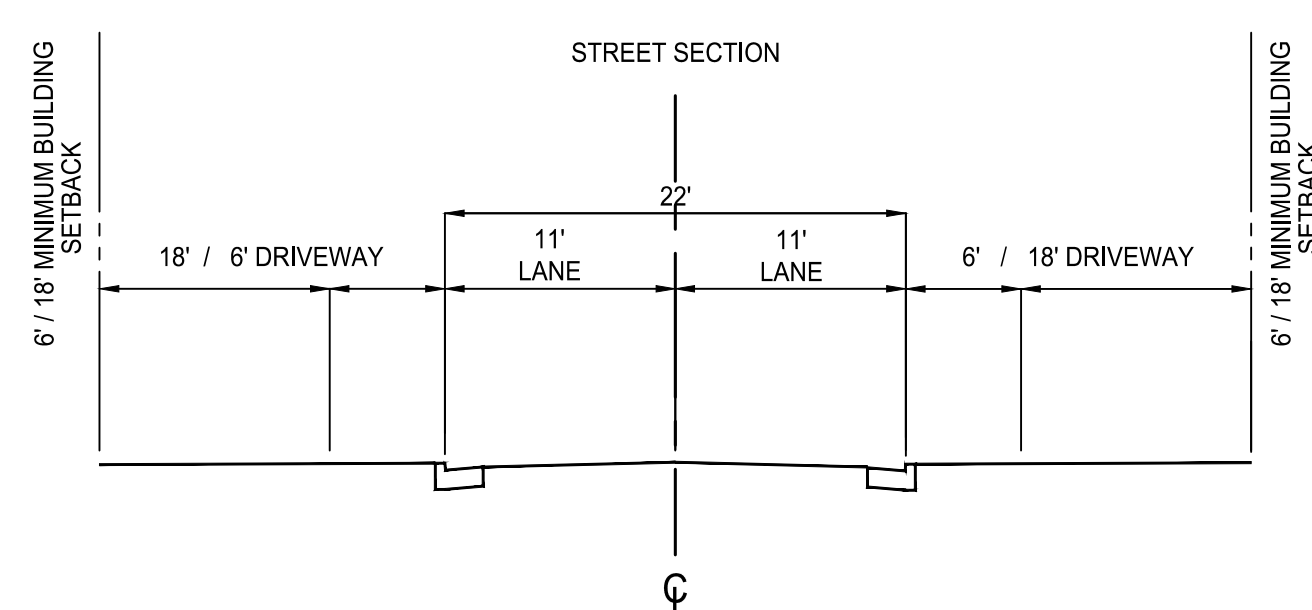
N.T.S.



**ROAD 9**  
MODIFIED UAS-1 STREET

\*NOTE: IF PARALLEL PARKING OR NO PARKING ARE PROVIDED IN LIEU OF HEAD-IN PARKING THEN THE SAME MINIMUM DIMENSION FROM THE F.O.C. WILL APPLY.

N.T.S.



**ROADS 10-15 (THROUGH ALLEYS)**  
IN ACCORDANCE WITH DCSM SECTION 602.16.2.A

NOTE: PERPENDICULAR PARKING MAY ALSO BE PROVIDED ON BOTH OR ONE SIDE OF THIS ROAD SECTION.

N.T.S.



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**HEATHCOTE MARKETPLACE**  
**RESIDENTIAL**  
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 REZ2024-00030

GAINESVILLE MAGISTERIAL DISTRICT  
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PROJECT No.: 21074.004.00  
 DRAWING No.: 113110  
 DATE: 01/09/2024  
 SCALE: AS NOTED  
 DESIGN: ON  
 DRAWN: ON  
 CHECKED: SG

SHEET TITLE:  
**STREET SECTIONS**

SHEET No.  
**C400**

P:\Projects\21074\0001\113110\MPZ RESIDENTIAL\C400 STREET SECTIONS.dwg, 2/9/2025 12:43:49 PM, Steven P. Grant



# Heathcote Marketplace RESIDENTIAL DESIGN GUIDELINES

REZ 2024-00030

2/3/2026

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*Note: This document was prepared to describe the design approach for Heathcote Marketplace and is subject to final design decisions and final engineering.*



# Overview



# OVERVIEW – TEAM



**DEVELOPER**

Buchanan Partners



**CIVIL ENGINEERING &  
LANDSCAPE DESIGN**

IMEG  
LD7 Studio



**LAND PLANNING**

IMEG



**ENVIRONMENTAL &  
CULTURAL RESOURCE  
CONSULTING**

ECS Mid-Atlantic,  
WSSI



**LEGAL LAND USE**

Walsh, Colucci,  
Lubeley, & Walsh



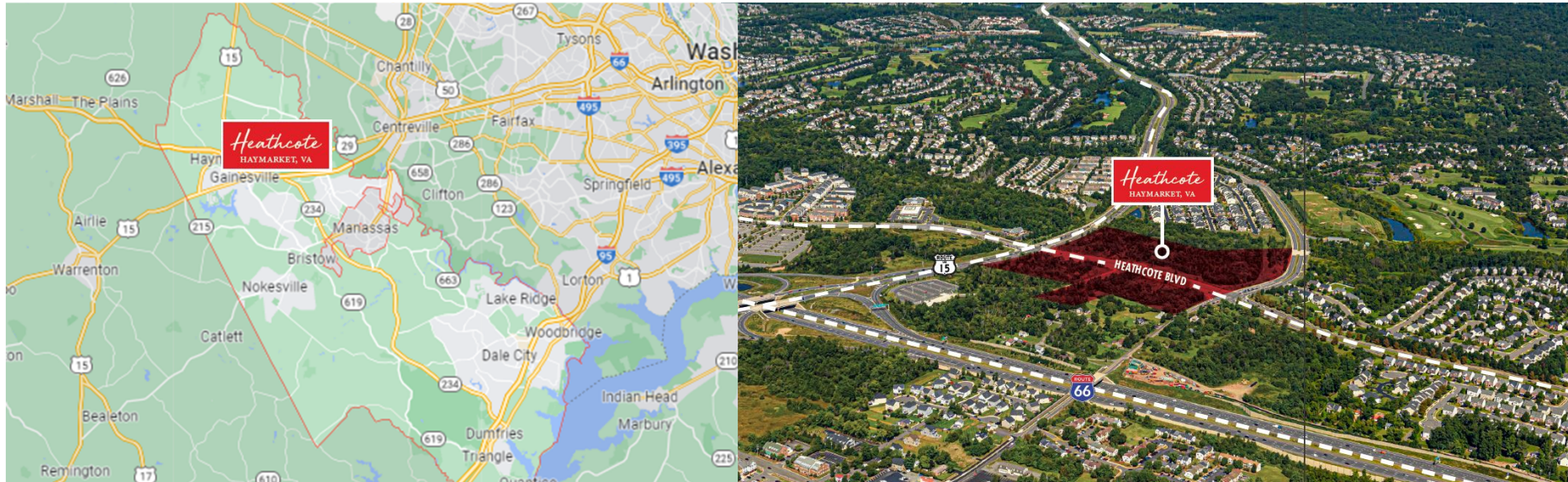
**TRAFFIC CONSULTING**

Gorove/Slade Associates,  
Inc.



# OVERVIEW – LOCATION

Heathcote Marketplace is strategically located next to the Haymarket Park & Ride just north of Interstate 66 with road frontage on Route 15 and Old Carolina road and bisected by Heathcote Boulevard.



Heathcote Marketplace

# OVERVIEW – COMPREHENSIVE PLAN

## HAYMARKET ACTIVITY CENTER

**VISION:** Create an identifiable employment and commercial node for the Haymarket area that will be supported by multimodal connections and diverse housing options.

**Goal:** Encourage mixed-use development that integrates neighborhood serving commercial uses and diverse housing options, particularly close to employment centers.

Heathcote Marketplace is a mixed-use project that includes by-right retail and commercial uses, along with a mix of residential product types and price points. The community is well located to provide multi-modal options for easy access to major commuter corridors, park and ride/transit options and nearby retail and employment areas. Additionally, the Community satisfies other Haymarket Activity Center goals by:

- Creating a distinct, unified area through coordinated streetscape enhancements such as landscaping design, street trees, signage, and lighting to help establish a sense of place.
- Creating a walkable, bikeable, multimodal node, which links seamlessly to the historic core of Haymarket, the adjacent Haymarket Park and Ride facility, and the existing Shared Use Path and sidewalk networks on Route 15, Old Carolina Road, and Heathcote Boulevard.



Haymarket Activity Center Map



# OVERVIEW – MIXED-USE VISION

Heathcote Marketplace is grounded in a vision of creating a vibrant neighborhood node that serves both the retail and housing needs of current and future generations. The Heathcote Marketplace property is a 35-acre long overlooked parcel just north of Haymarket, VA, and its I-66 interchange. The community is bisected by both Heathcote Blvd and the Haymarket Park & Ride access road. The project location and amenities provide missing links and connectivity to the existing vehicular, transit, bicycle, and pedestrian networks and will also provide access to the environmental and cultural amenity of Little Bull Run.

Heathcote Marketplace will contain a mix of new residential uses and a grocer-anchored retail center to create a vibrant mixed-use community with walkable amenities. These design guidelines are applicable only to REZ 2024-00030 for the residential component of Heathcote Marketplace. The new residential units will have coordinated design elements, attractive landscaping, pedestrian connectivity, and quality building materials. The residential uses will encompass a variety of single-family attached housing opportunities that will serve the workforce in the area and benefit both the existing retail in the area and the new community retail.

Heathcote Marketplace will incorporate a range of features such as a community green, a dog park, pocket parks, playgrounds, streetscapes, and a natural surface trail in the preservation area, along with pedestrian and bicycle infrastructure to benefit residents, shoppers and neighbors.



COMMUNITY  
INFRASTRUCTURE



# COMMUNITY INFRASTRUCTURE – STREET NETWORK

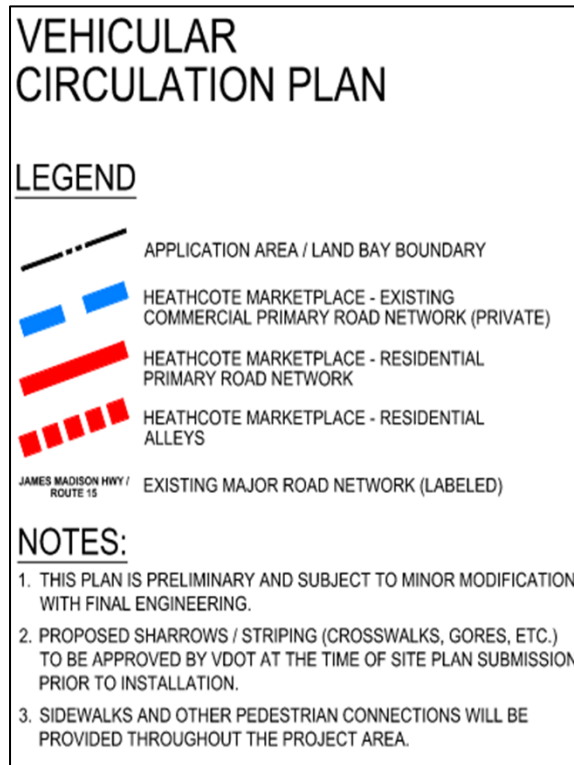
The Heathcote Marketplace road network will have access from both existing Heathcote Blvd. and Old Carolina Rd. and will incorporate the existing Haymarket Park & Ride access road that is in an easement on the project property. Additionally, the community will have new, County-approved private residential streets that will connect to the primary existing private travel ways within the retail area of Heathcote Marketplace for connectivity between the development areas.

The community will be designed in accordance with the following principles:

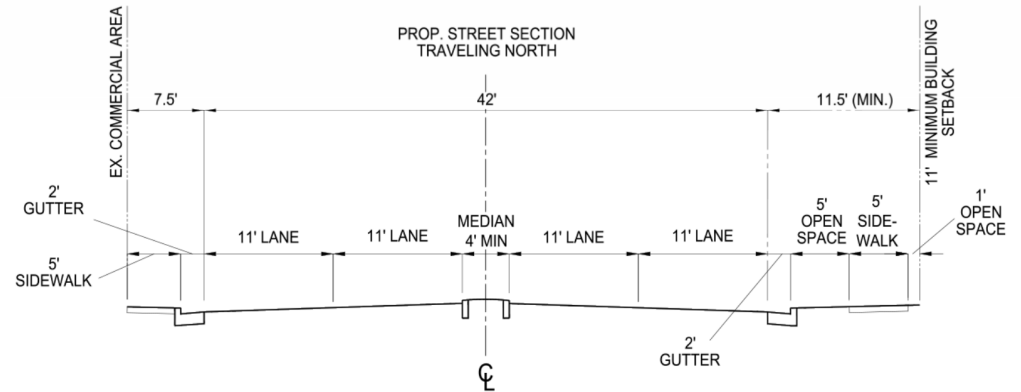
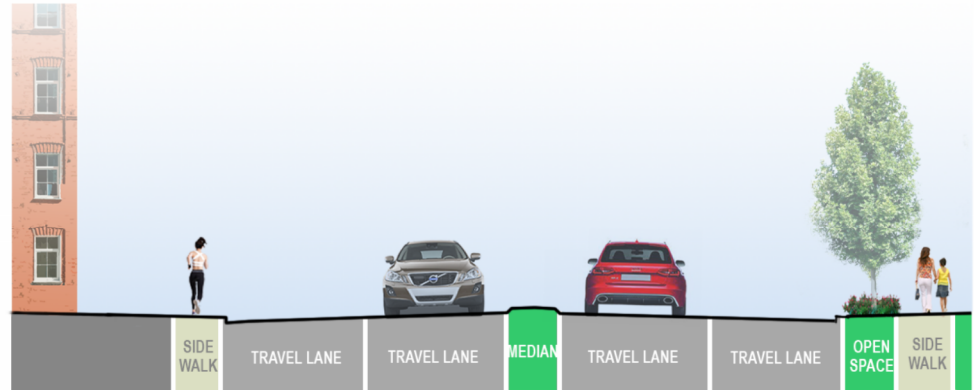
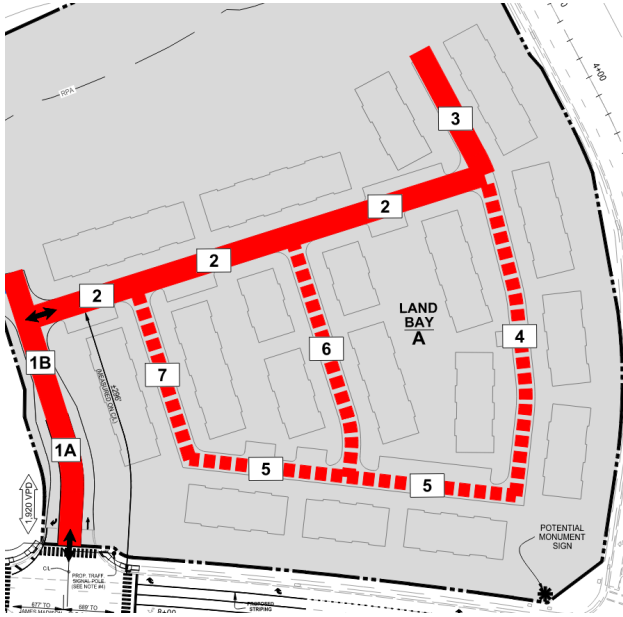
- Residential streets shall have slower travel speeds and, where appropriate, on-street parking.
- All new internal streets and public roadways shall have street trees, sidewalks, and lighting, to encourage pedestrian activity.
- Internal streets shall incorporate pedestrian crossings. Primary crossings shall have textured or painted surfaces, subject to governmental approvals.

The following illustrative exhibits for private streets and alleys establish the applicable street section details for road and lane widths, sidewalk widths, landscaping areas, and building setbacks.

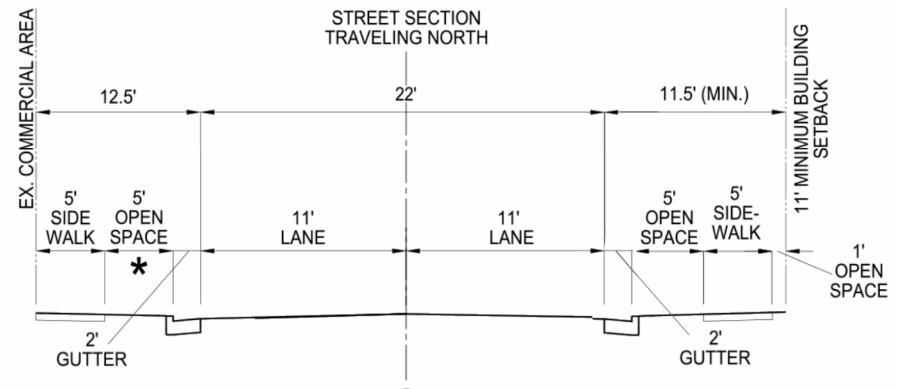
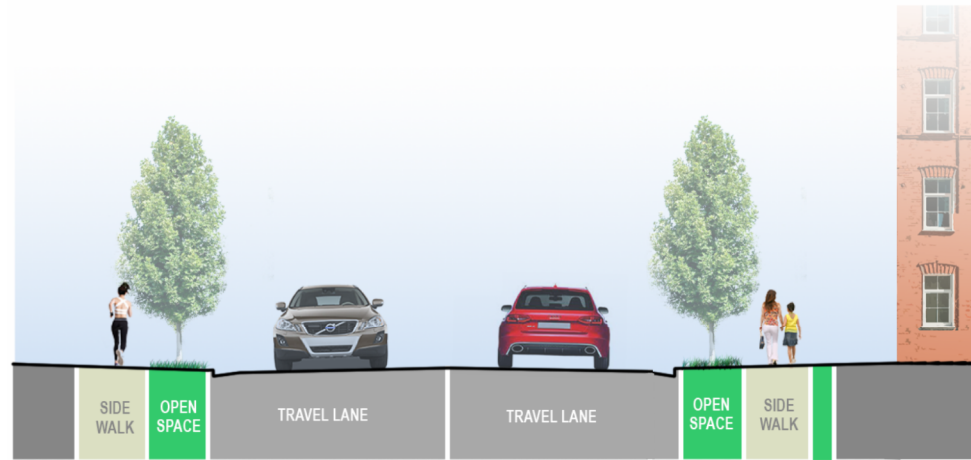
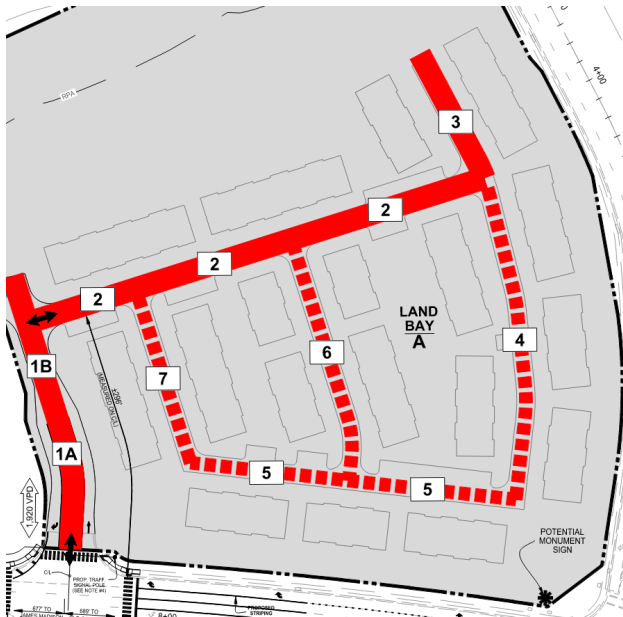
In the event the Street Section details provided in the Design Guidelines conflict with the Street Section details provided in the Master Zoning Plan or DCSM, the Street Section details shown in the Design Guidelines shall govern, and may be modified at the final site plan, subject to PWCDOT approval.



# COMMUNITY INFRASTRUCTURE – ROAD 1A



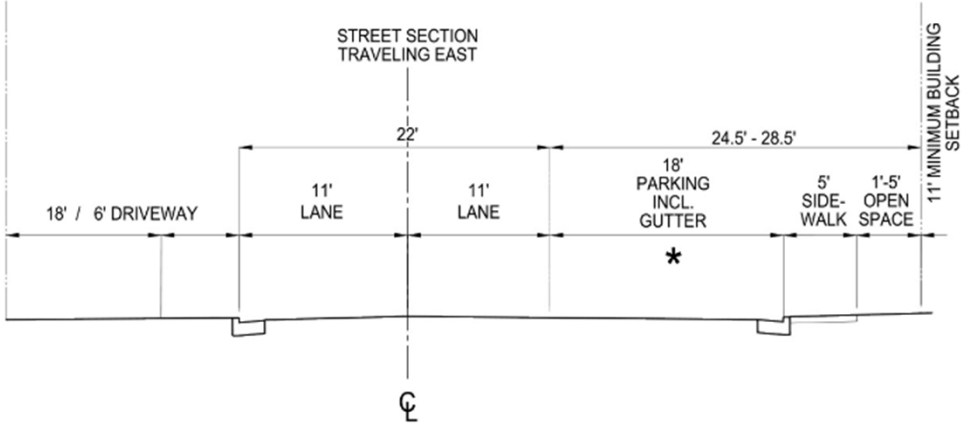
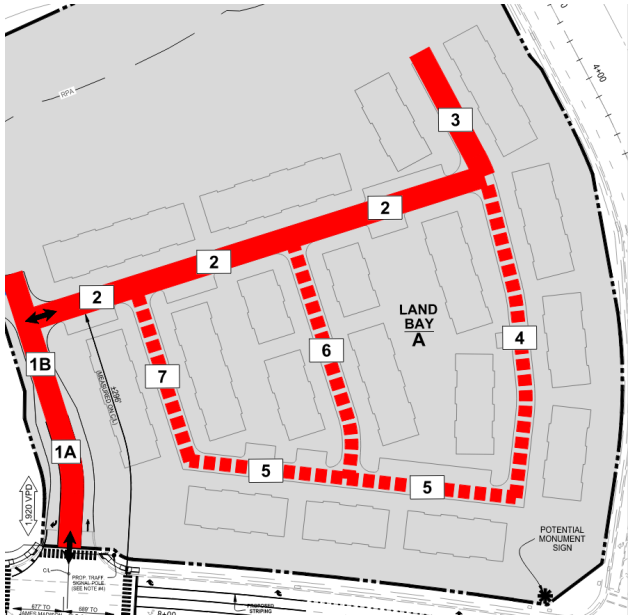
# COMMUNITY INFRASTRUCTURE – ROAD 1B



\*NOTE: IF PERPENDICULAR PARKING OR NO PARKING ARE PROVIDED IN LIEU OF PARALLEL PARKING THEN THE SAME MINIMUM DIMENSION FROM THE F.O.C. WILL APPLY



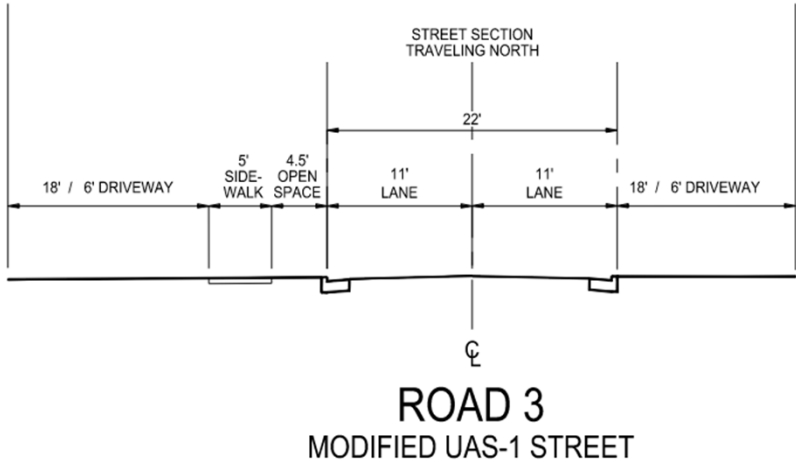
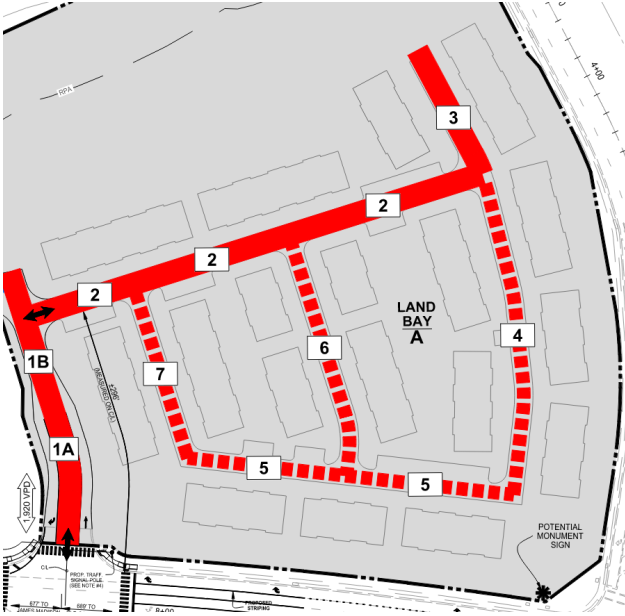
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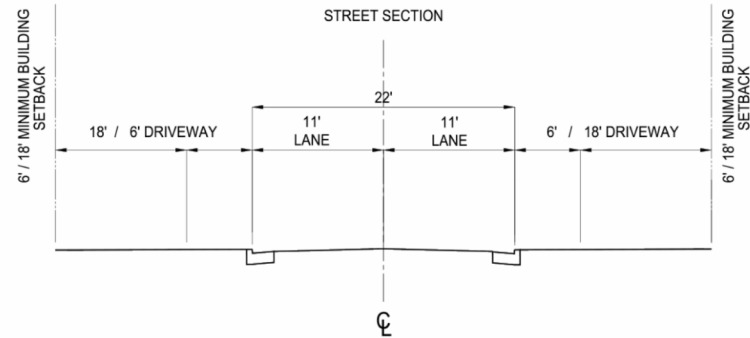
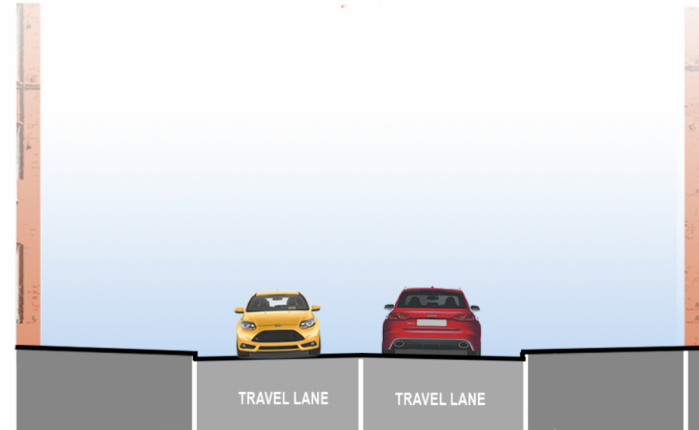
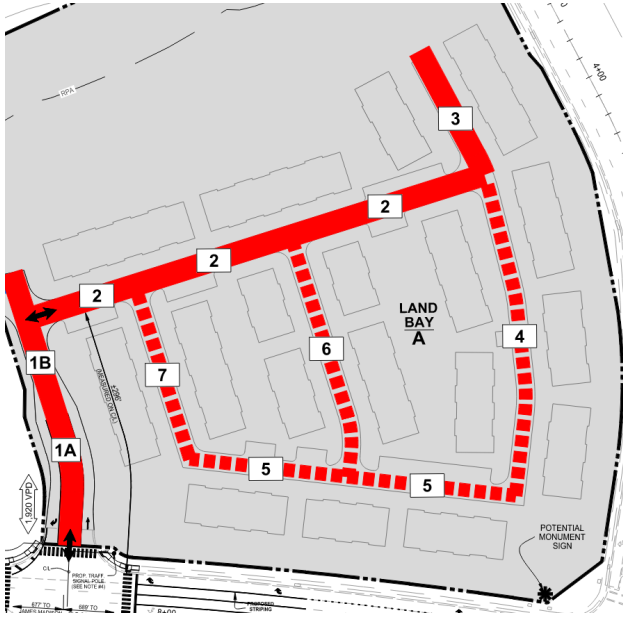
\*NOTE: IF PERPENDICULAR PARKING OR NO PARKING ARE PROVIDED IN LIEU OF PARALLEL PARKING THEN THE SAME MINIMUM DIMENSION FROM THE F.O.C. WILL APPLY



# COMMUNITY INFRASTRUCTURE – ROAD 3



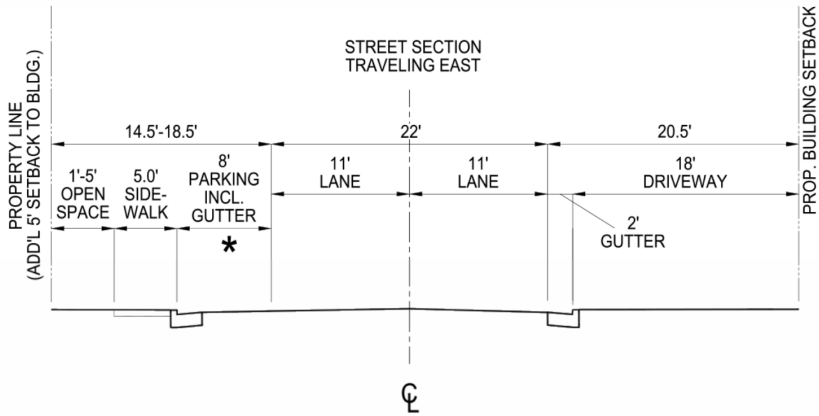
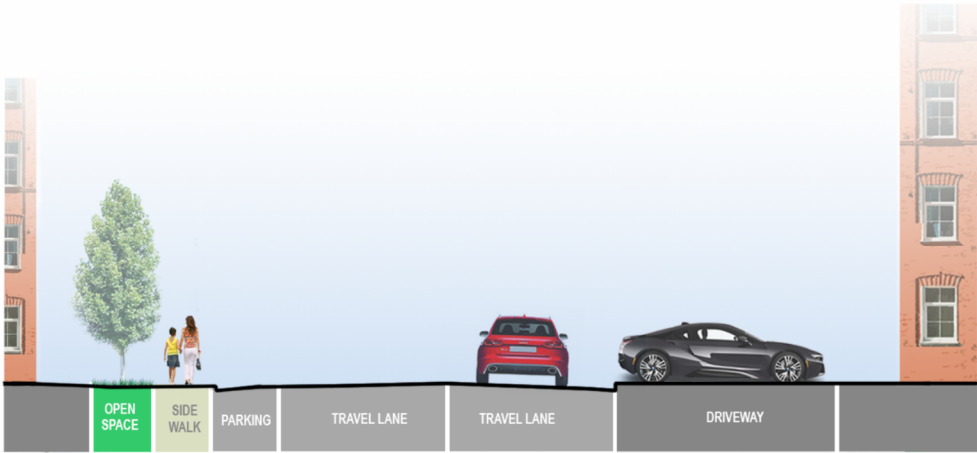
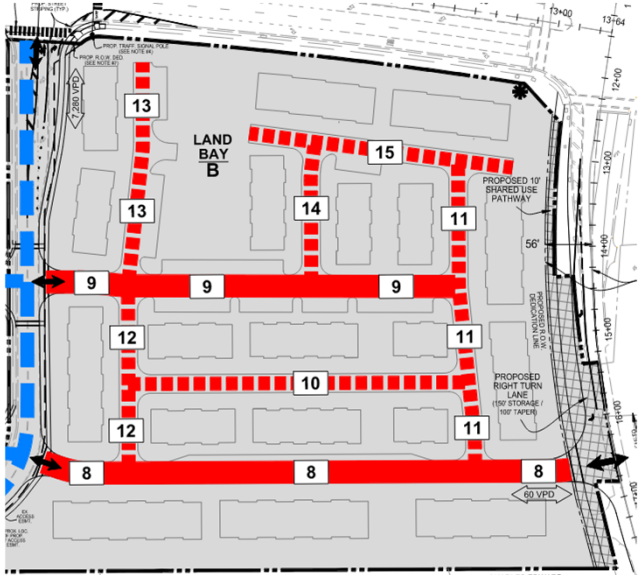
# COMMUNITY INFRASTRUCTURE – ROADS 4-7



\*NOTE: PERPENDICULAR PARKING MAY ALSO BE PROVIDED ON THIS ROAD SECTION.VVV



# COMMUNITY INFRASTRUCTURE – ROAD 8



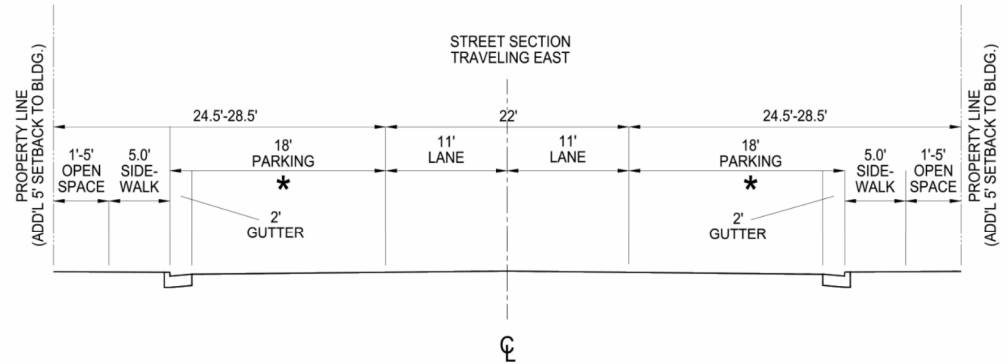
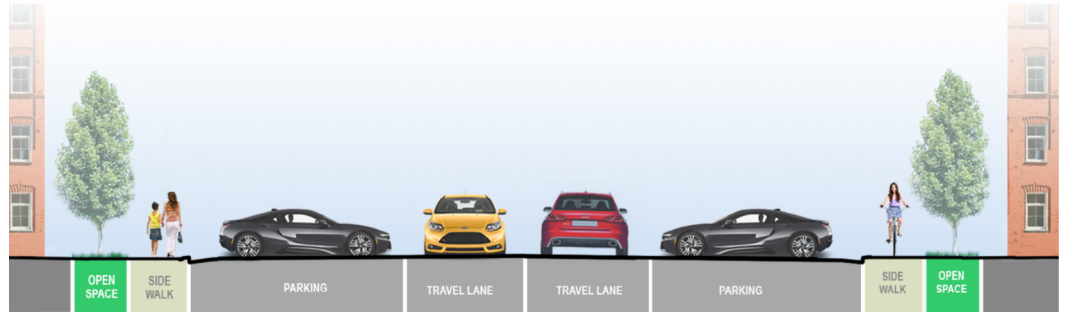
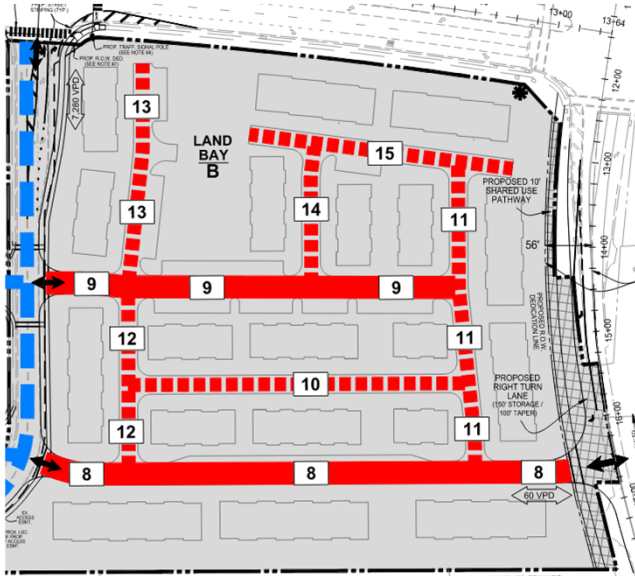
Subject to PWCDOT approval, Road 7 may include a raised pedestrian crosswalk

\*NOTE: IF PERPENDICULAR PARKING OR NO PARKING ARE PROVIDED IN LIEU OF PARALLEL PARKING THEN THE SAME MINIMUM DIMENSION FROM THE F.O.C. WILL APPLY



Heathcote Marketplace

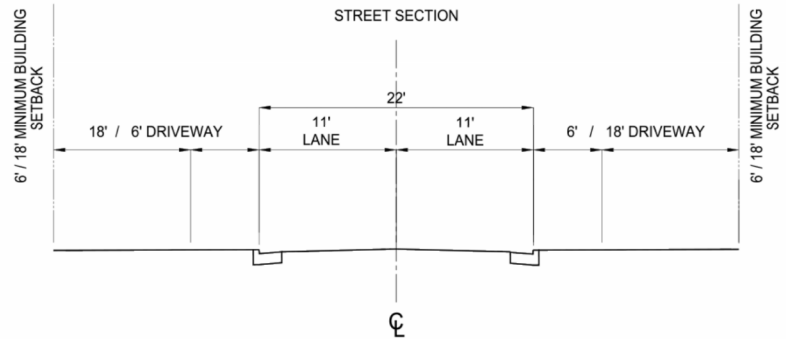
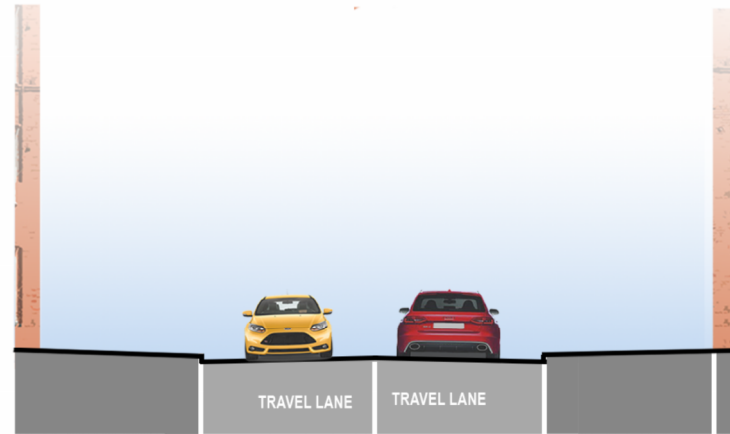
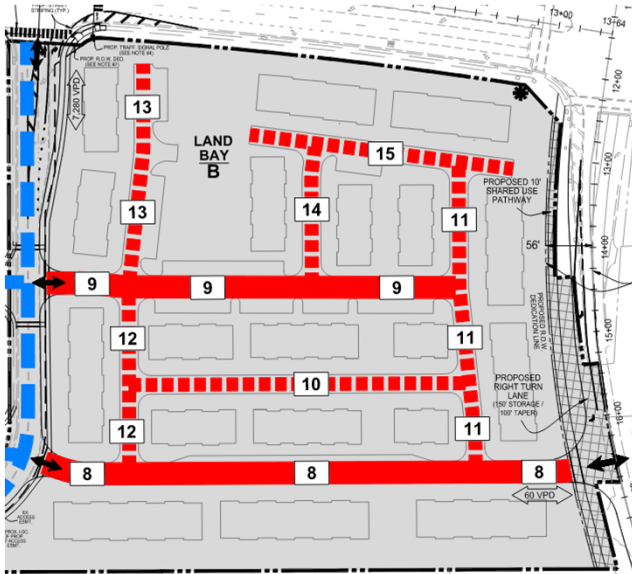
# COMMUNITY INFRASTRUCTURE – ROAD 9



\*NOTE: IF PERPENDICULAR PARKING OR NO PARKING ARE PROVIDED IN LIEU OF PARALLEL PARKING THEN THE SAME MINIMUM DIMENSION FROM THE F.O.C. WILL APPLY



# COMMUNITY INFRASTRUCTURE – ROAD 10-15



\*NOTE: PERPENDICULAR PARKING MAY ALSO BE PROVIDED ON THIS ROAD SECTION.VVV




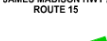






# COMMUNITY INFRASTRUCTURE – PEDESTRIAN NETWORK

The overall Heathcote Marketplace pedestrian network will include retail frontage walks, existing sidewalks, new residential sidewalks, paved shared-use paths and a natural surface trail as reflected on the Pedestrian Network Plan, below. Sidewalks will be on at least one side of all residential streets and will provide links to all uses and open spaces to encourage pedestrian activity. Internal streets shall incorporate designated pedestrian crossing areas at primary intersections with identified crosswalks using alternate paving materials or surface treatments to be determined at site plan. Sidewalks adjacent to internal roadways shall be part of an attractive pedestrian-oriented environment incorporating lighting and street trees. Street lighting shall be an integral part of the network to facilitate safe pedestrian, bicycle and automobile circulation.

## PEDESTRIAN PLAN

### LEGEND

-  APPLICATION AREA / LAND BAY BOUNDARY
-  EXISTING SIDEWALKS TO REMAIN
-  EXISTING SHARED USE PATHWAY TO REMAIN
-  JAMES MADISON HWY / ROUTE 15 EXISTING MAJOR ROAD NETWORK (LABELED)
-  PROPOSED 10' WIDE SHARED USE PATHWAY
-  PROPOSED NATURAL SURFACE TRAIL
-  HEATHCOTE MARKETPLACE - RESIDENTIAL PRIMARY PEDESTRIAN NETWORK
-  HEATHCOTE MARKETPLACE - COMMERCIAL PRIMARY PEDESTRIAN NETWORK

### NOTES:

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
2. PROPOSED SHARROWS / STRIPING (CROSSWALKS, GORES, ETC.) TO BE APPROVED BY VDOT AT THE TIME OF SITE PLAN SUBMISSION PRIOR TO INSTALLATION.
3. SIDEWALKS AND OTHER PEDESTRIAN CONNECTIONS WILL BE PROVIDED THROUGHOUT THE PROJECT AREA. SEE DESIGN GUIDELINES FOR ADDITIONAL INFORMATION.










# COMMUNITY INFRASTRUCTURE – BICYCLE NETWORK

Heathcote Marketplace will create a bicycle network with a new Shared Use Path along Old Carolina Rd, Sharrows within the project and bicycle racks to be reflected at site plan. This visible network is intended to facilitate safe travel for both bicycles and automobiles and connect the residential and the commercial areas and also connect to adjacent existing infrastructure for connectivity to neighboring communities, the Town of Haymarket and the Haymarket Park and Ride facility. Proposed sharrows on the Park and Ride access road and commercial areas are subject to VDOT & County approvals.

**BICYCLE PLAN**

**LEGEND**

-  APPLICATION AREA / LAND BAY BOUNDARY
-  EXISTING SHARED USE PATHWAY TO REMAIN
-  EXISTING MAJOR ROAD NETWORK (LABELED)
-  PROPOSED 10' WIDE SHARED USE PATHWAY
-  HEATHCOTE MARKETPLACE - RESIDENTIAL PRIMARY PEDESTRIAN NETWORK
-  HEATHCOTE MARKETPLACE - PRIMARY BICYCLE NETWORK (SHARROWS) - SUBJECT TO VDOT AND PWCDOT APPROVAL
-  HEATHCOTE MARKETPLACE - COMMERCIAL PRIMARY PEDESTRIAN NETWORK

**NOTES:**

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
2. PROPOSED SHARROWS / STRIPING (CROSSWALKS, GORES, ETC.) TO BE APPROVED BY VDOT AT THE TIME OF SITE PLAN SUBMISSION PRIOR TO INSTALLATION.
3. SIDEWALKS AND OTHER PEDESTRIAN CONNECTIONS WILL BE PROVIDED THROUGHOUT THE PROJECT AREA. SEE DESIGN GUIDELINES FOR ADDITIONAL INFORMATION.



# COMMUNITY INFRASTRUCTURE – AMENITIES

Heathcote Marketplace will provide a variety of open space amenity areas including a community Green, pocket parks, playgrounds, a tree preservation buffer area, and a dog park, along with the previously mentioned natural surface trails and paved shared use path providing connectivity to the mixed-use area, and existing sidewalks, paths and adjacent communities.

The scope and locations of these amenity areas and components shall be generally as provided on the MZP and Proffers with final, exact locations to be determined at the final site plan along with site lighting, seating, bike racks, and other amenity components.



# AMENITIES – PARKS & OPEN SPACES

Heathcote Marketplace will provide numerous enjoyable open spaces, including natural areas and designed park areas where residents and guests can gather, interact, and enjoy the outdoors.

## PARKS & OPEN SPACE



POCKET PARK



DOG PARK



PLAYGROUND &  
BIKE RACK



PRESERVATION AREA



COMMUNITY GREEN



COMMUNITY TRAIL

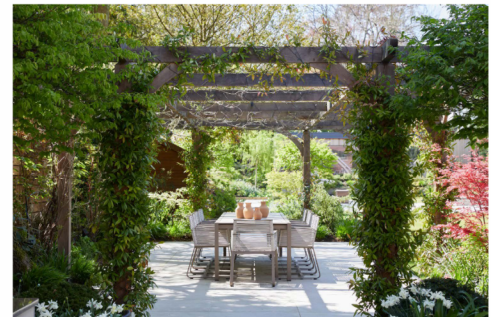


# AMENITIES – COMMUNITY GREEN & PLAYGROUND



Heathcote Marketplace

# AMENITIES – SOUTH POCKET PARK

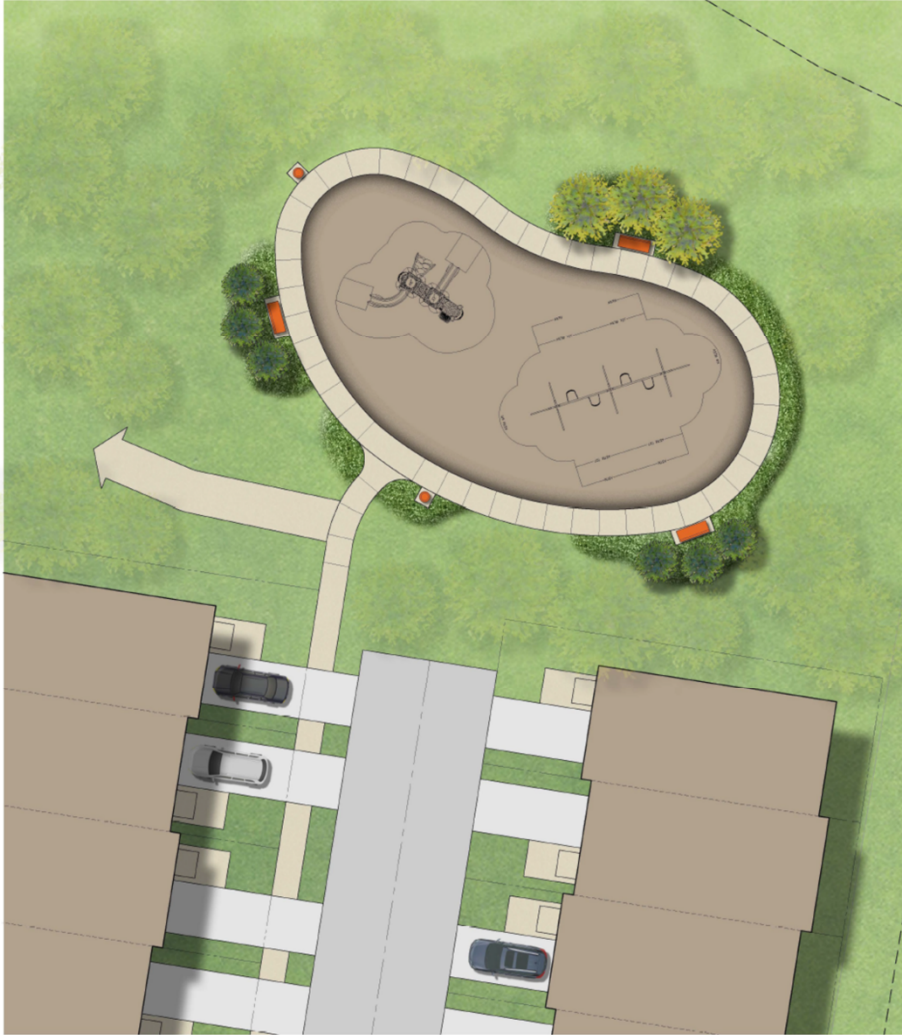


# AMENITIES – NORTH POCKET PARK



Heathcote Marketplace

# AMENITIES – NORTH PLAYGROUND



# AMENITIES – STREETSCAPE FURNISHINGS



STREET LIGHT FIXTURES



TRASH RECEPTACLES



BENCHES



CONCRETE SIDEWALKS



BIKE RACKS



ACCENT PAVERS



PLANTERS



CROSSWALKS

*DISCLAIMER: The selections above are intended to be representative in nature and are not considered final.*



# AMENITIES – LIGHTING

A coordinated and complementary package of light fixtures shall be provided throughout Heathcote Marketplace residential areas to contribute to a quality environment and provide a sense of security. In each development area, uniformity of fixture and pole design, color, and compatibility with other site furniture elements will help establish a quality environment. Consistent light levels add to the sense of safety in the nighttime.

Street lighting will be stationed at intervals to provide adequate lighting levels. Pedestrian scale lighting will be utilized to enhance primary residential pedestrian streetscapes. Additional accent lightings, such as landscape and building lighting, may be utilized to provide additional nighttime interest and atmosphere.

All new light fixtures in parking areas and on building exteriors shall be fully shielded, directed downward, and designed to prevent glare on adjacent properties and public streets. The maximum average illumination for parking lots, structured parking and exterior building lighting shall be in accordance with the applicable County requirements for any new uses proposed for the Property.



# AMENITIES – SIGNAGE

Any Heathcote Marketplace residential signage shall comply with DCSM standards and have consistent design and materials as shown in the illustrative monument sign concept identified below. To the greatest extent possible, all electrical elements such as wires, conduits, junction boxes, transformers, and panel boxes shall be concealed from view. Signs will also include landscaping at the base of the sign that is complementary to the sign design as well as the surrounding landscaping.



**2** SECONDARY SIGNAGE= 30 SF PER SIDE/60 BOTH SIDES (100 SF MAX) SCALE: 1/2"=1'-0"

NOTES: THIS DRAWING HAS NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR FINAL CONSTRUCTION. SIGNAGE MATERIALS AND ILLUMINATION MAY VARY BUT WILL BE IN GENERAL CONFORMANCE TO WHAT IS SHOWN HERE

*Potential community name at a later date if applicable*



Heathcote Marketplace

GREEN  
INFRASTRUCTURE



# GREEN INFRASTRUCTURE – BUFFERS & PRESERVATION AREAS

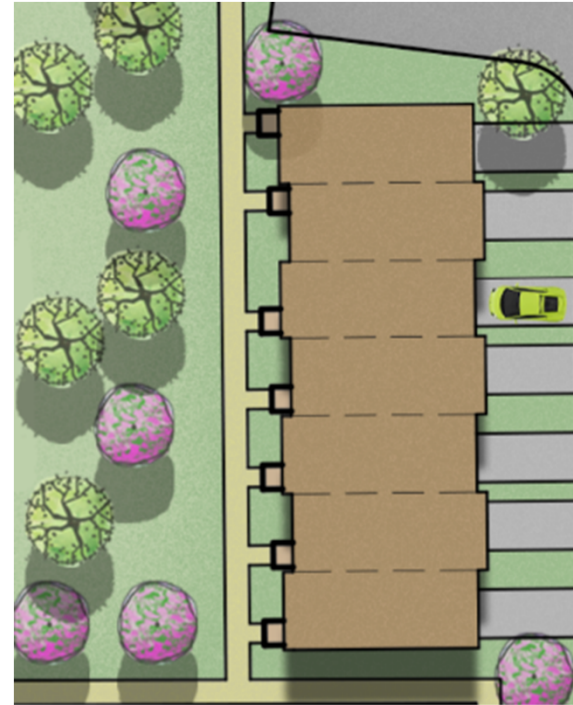
Heathcote Marketplace open space areas will include a community green park, planted streetscape landscape strip, preserved existing wooded areas as a buffer and a BMP facility. The streetscape planting design will provide visual connectivity along the project frontage roads. The preservation area will be amenitized with a natural surface trail and an adjacent dog park amenity.



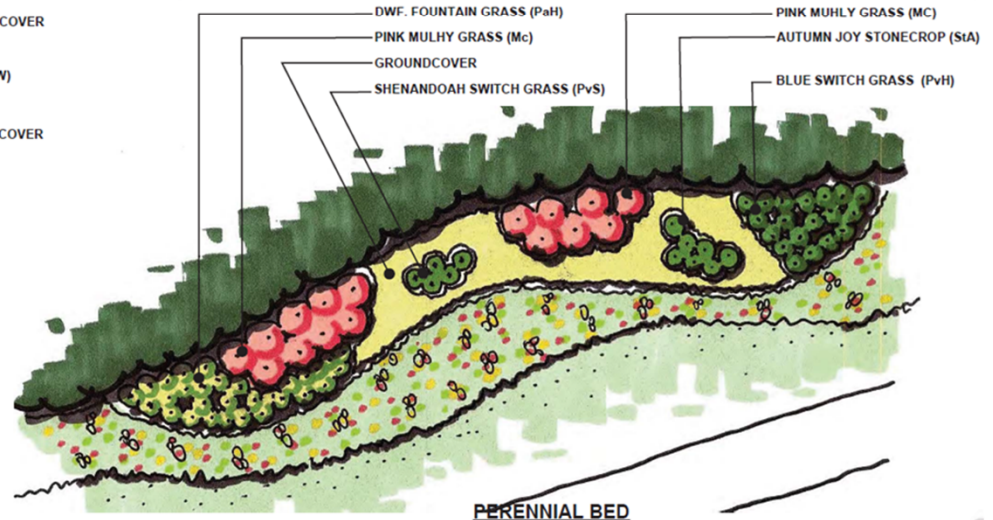
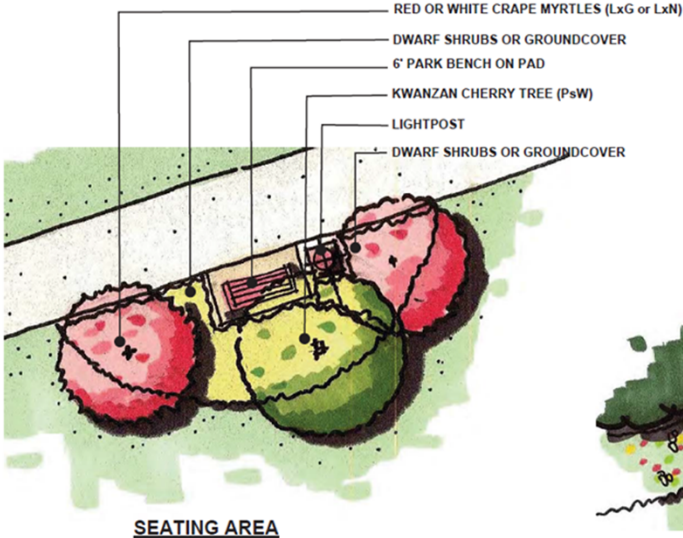
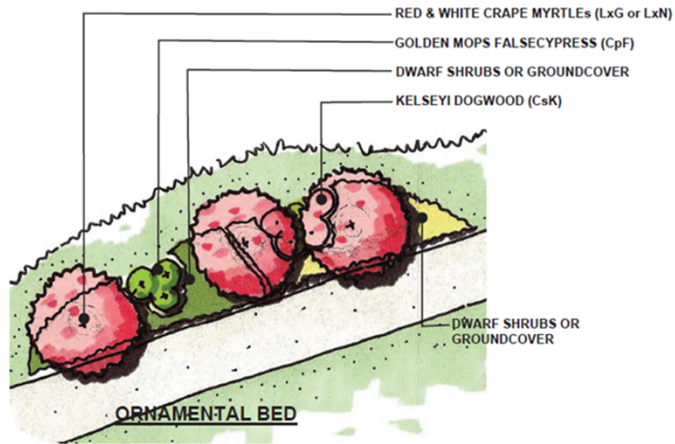
# GREEN INFRASTRUCTURE – LANDSCAPING GUIDELINES

Heathcote Marketplace residential landscaping shall have high quality design and materials to provide an attractive and appealing environment throughout the community.

- A holistic landscape design that provides color, texture, screening, and enhancement of the architecture can reinforce the standards of high-quality development.
- The overall landscaping design shall consist of a variety of trees, shrubs, and ground covers to create a well-integrated landscape.
- Shrubs and ground covers should be planted in masses of a single species and in sufficient numbers to create beds or drifts of plants. Selected plants should provide strong seasonal and visual interest, and variation in texture, habitat, color, and flowering time.
- Evergreen trees or shrubs should be used for screening where possible. The use of indigenous plant materials should be prioritized.



# GREEN INFRASTRUCTURE – EXAMPLE LANDSCAPE CONCEPTS



CONCEPTUAL PLANT PALETTE								
TREES	Botanical Name	Common Name	Height	Caliper	Spread	Remarks	Native	
LW	Lagerstroemia x Natchez	Natchez Crape Myrtle	8'-10'	1.5/2" min.		BBB, multi-trunk, 3 trunk minimum, full symmetrical branching	Yes	
Lcd	Lagerstroemia x Tussockii	Tussock Crape Myrtle	8'-10'	1.5/2" min.		BBB, multi-trunk, 3 trunk minimum, full symmetrical branching	Yes	
PsW	Prunus serrulata 'Kwanzan'	Flowering Cherry	8'-10'	2.5/2" min.		BBB, uniform branching, full specimen	No	
DWARF SHRUBS	Botanical Name	Common Name	Height	Spread	Size	Spacing	Remarks	Native
AGD	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	12'-15'	18"-24"	#2 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container	NO
BB	Banksia lanuginosa 'Crimson Flame'	Crimson Flame Banksia	15'-18'	18"-24"	#2 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container	Yes
CpF	Chamaecyparis profera 'Golden Mops'	Golden Mops Falsecypress	15'-18'	15"-18"	#2 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container	Yes
Fg	Fuchsia gardenii	Dwarf Fuchsia	15'-18'	18"-24"	#3 cont.	2' o.c.	healthy, vigorous, well-rooted & established in container	Yes
LMS	Liriodendron muscari 'Silver Spruce'	Silvery Spruce Blue Yew	1' o.c.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
RV	Rhododendron azalea 'Delaware Valley'	Delaware Valley Azalea	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container	Yes
RG	Rhododendron azalea 'Gump's Pink'	Gump's Pink Azalea	12"-15"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container	Yes
WM	Wingata 'Minuet'	Minuet Weigela	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container	Yes
GROUNDCOVERS	Botanical Name	Common Name	Cont.	Color	Spacing	Remarks	Native	
AW	Azalea repens	Carpet Azalea	1' o.c.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
AV	Azalea repens 'Valley Girl'	Charolette's Cup Background	1' o.c.	Blue	12" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
CpF	Carolinianum plumigenoides	Dwarf Plumegrass	1' o.c.	Blue	12" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
LMS	Liriodendron muscari 'Big Blue'	Big Blue Yew	1' o.c.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
LMS	Liriodendron muscari 'Monroe White'	Monroe White Yew	1' o.c.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
LMS	Liriodendron muscari 'Silver Spruce'	Silvery Spruce Blue Yew	1' o.c.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
LMS	Liriodendron muscari 'Crimson Flame'	Crimson Flame Yew	1' o.c.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
CS	Cyperus tenuis	Monks Grass	1' o.c.		8" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
OP	Ophiopogon japonicus 'Nanus'	Dwarf Mondo Grass	1' o.c.		6" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
PS	Pachyandra terminalis 'Green Carpet'	Japanese Spurge	2" Peak pot		8" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
PS	Pachyandra terminalis 'Variegata'	Variegated Pachyandra	2" Peak pot		8" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
TA	Trachypogon japonicus 'Star'	Star Jasmine	2" Peak Pot		12" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
LAWN GRASSES	Botanical Name	Common Name	Cont.	Color	Spacing	Remarks	Native	
Fa	Festuca prandensis	Tall Fescue	seed				Yes	
SHRUBS & PERENNIALS	Botanical Name	Common Name	Cont.	Color	Spacing	Remarks	Native	
CpF	Chamaecyparis profera 'Golden Mops'	Golden Mops Falsecypress	12"-18"	18"-24"	#2 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container	Yes
MA	Muhlenbergia macrospora	Golden Variegated Muhlenbergia	#1 cont.		24" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
LMS	Liriodendron muscari 'Valley Girl'	Valley Girl Yew	#1 cont.	purple	8" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
MS	Muhlenbergia capillaris	Pink Muhly Grass	#2 cont.		30" o.c.		full specimen, healthy, vigorous, well-rooted and established	NO
NSW	Nassella x fasciculata 'Walkers Low'	Walkers Low Calamagrostis	#1 cont.	blue	16" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
PvH	Panicum virgatum 'Yellow Medal'	Blue Switch Grass	#1 cont.		24" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
PvH	Panicum virgatum 'North Wind'	Northwind Switch Grass	#1 cont.		24" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
PvH	Panicum virgatum 'Shenandoah'	Burgundy Switch Grass	#1 cont.		24" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
PvH	Panicum virgatum 'Autumn Joy'	Autumn Joy Switch Grass	#1 cont.		24" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
SP	Schizachyrium scoparium 'Prayer Blue'	Little Bluestem Grass	#1 cont.		15" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes
StA	Stachys lateriflora 'Autumn Joy'	Autumn Joy Stonecrop	#1 cont.	pink	18" o.c.		full specimen, healthy, vigorous, well-rooted and established	Yes



# GREEN INFRASTRUCTURE – STREETSCAPE LANDSCAPING

All internal streets and public roadways shall have street trees, sidewalks, lighting, and landscape areas to encourage pedestrian activity. Street trees are essential elements of the planned landscape improvements within Heathcote Marketplace and are required on all residential streets. Street trees shall be of a type that provides a canopy at maturity. Spacing will depend on the final site plan, engineering, and the ultimate sizes of the trees. Streetscape landscape design along Heathcote Blvd and shared streets with commercial area shall be similar to the landscaping approved with commercial site approvals. Please note the proffers will govern related to landscaping details.

## STREET TREE SELECTIONS

### LARGE SHADE TREES (±35' O.C. SPACING)

- London Planetree  
*Platanus x acerifolia*
- Scarlet Oak  
*Quercus coccinea*
- Littleleaf Linden  
*Tilia cordata 'Greenspire'*
- Thornless Honeylocust  
*Gleditsia triacanthos var. inermis*



### MEDIUM SHADE TREES (±35' O.C. SPACING)

- Yellowwood  
*Cladrastris kentuckea*
- Black Gum  
*Nyssa sylvatica 'Wildfire'*
- Red Maple  
*Acer rubrum 'October Glory'*
- Katsura tree  
*Cercidiphyllum japonicum*
- Ginkgo  
*Ginkgo biloba 'Autumn Gold'*



### FASTIGIATE TREES (±25' O.C. SPACING)

- Armstrong Maple  
*Acer x freemanii 'Armstrong'*
- Princeton Sentry Ginkgo  
*Ginkgo biloba 'Princeton Sentry'*
- Columnar Purple Beech  
*Faygus sylvatica 'Dawyck'*



# GREEN INFRASTRUCTURE – BUFFERS & PLANTING STRIPS



ALL PLANTING STRIPS: THE DEPICTED PLANTING STRIPS ARE PROPOSED TO VARY AS NEEDED TO ACCOMMODATE UTILITIES OR OTHER SITE CONSTRAINTS BUT WILL AVERAGE TWENTY (20) FEET IN WIDTH WITH A MINIMUM OF 130 PLANT UNITS PER 100 LINEAR FEET. PLANTING STRIPS MAY CONTAIN SIDEWALKS AS SHOWN ON THIS PLAN. SEE THE SUBMITTED DESIGN GUIDELINES FOR A GRAPHICAL DEPICTION OF THE PROPOSED LANDSCAPED PLANTING STRIPS.



# GREEN INFRASTRUCTURE – BUFFERS & PLANTING STRIPS

## Land Bay B

ALL PLANTING STRIPS: THE DEPICTED PLANTING STRIPS ARE PROPOSED TO VARY AS NEEDED TO ACCOMMODATE UTILITIES OR OTHER SITE CONSTRAINTS BUT WILL AVERAGE TWENTY (20) FEET IN WIDTH WITH A MINIMUM OF 130 PLANT UNITS PER 100 LINEAR FEET. PLANTING STRIPS MAY CONTAIN SIDEWALKS AS SHOWN ON THIS PLAN. SEE THE SUBMITTED DESIGN GUIDELINES FOR A GRAPHICAL DEPICTION OF THE PROPOSED LANDSCAPED PLANTING STRIPS.



Heathcote Marketplace

RESIDENTIAL  
DESIGN  
GUIDELINES



# RESIDENTIAL – SITE PLANNING PRINCIPLES

**Design Principles:** The residential portions of Heathcote Marketplace will be transition areas both between commercial uses and Old Carolina Road and between Heathcote Blvd and the adjacent residential development to the south and the north.

The community will be designed to be a neighborhood environment with a blended suburban/urban feel incorporating some frontload townhomes, but with the majority of the homes to be rear/alley load townhomes for-sale units that will create attractive and pedestrian-friendly residential streetscapes.

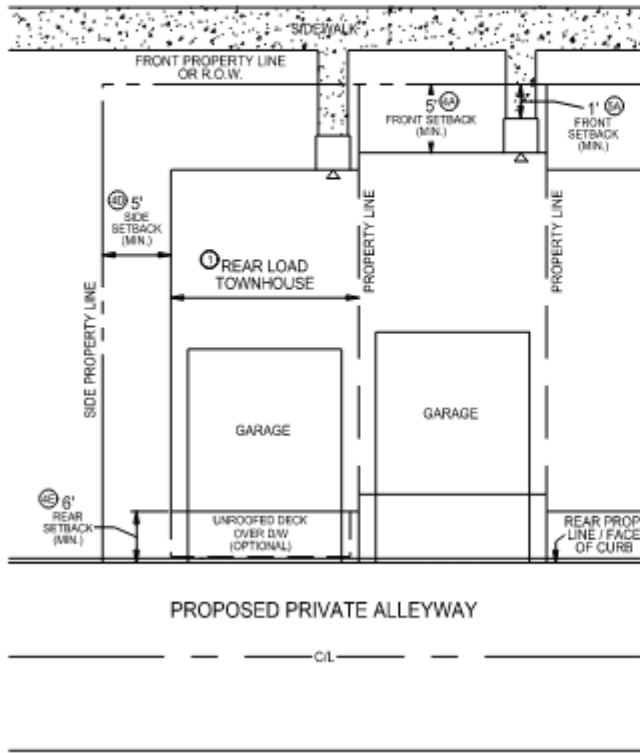
All units will have garages, and the majority will also have driveways. The community will have an organized design with attractive front or side facades facing all surrounding streets. The street and alley network will incorporate areas of both parallel and perpendicular parking for guests and will also incorporate some sharrows for bicycle connectivity to the road network, the retail, and the open space amenities. The residential streets will be designed to encourage slower speeds and facilitate a safe pedestrian environment for residents and guests.



# RESIDENTIAL – ARCHITECTURAL DESIGN GUIDELINES

## HEATHCOTE MARKETPLACE TYPE F / TOWNHOUSE UNITS / REAR-LOAD (6' DRIVEWAY)

N.T.S.



BUILDING TYPE:	TYPE F / TOWNHOUSE (REAR-LOAD)		
	PMR REQUIREMENT	PROPOSED REQUIREMENT	DEPICTED (YES / NO)
(1) MINIMUM LOT WIDTH:	20 FEET	16 FEET (MIN)	YES
(2) GROUP SETBACK:	20 FEET	10 FEET	NO
(3) MAXIMUM BUILDING HEIGHT:	35 FEET	50 FEET	NO
(4) MINIMUM SETBACKS:			
(a) FRONT (WITH OFF-STREET PARKING)	10 FEET	5 FEET	YES
(b) FRONT (WITH GARAGE)	20 FEET	N / A	NO
(c) SETBACK FROM ANY PUBLIC RIGHT-OF-WAY	20 FEET	10 FEET	NO
(d) SIDE (END UNIT)	10 FEET	5 FEET	YES
(e) REAR	20 FEET	6 FEET	YES
(5) MINIMUM SETBACK FOR UNROOFED DECKS, STOOPS, LANDINGS AND SIMILAR FEATURES:			
(a) FRONT (WITH OFF-STREET PARKING)	5 FEET	1 FEET	YES
(b) FRONT (WITH GARAGE)	15 FEET	N / A	NO
(c) SIDE (END UNIT)	10 FEET	5 FEET	NO
(d) REAR	8 FEET	0 FEET	NO
(6) MINIMUM BUILDING FOOTPRINT	720 SQ. FT.	640 SQ. FT.	NO

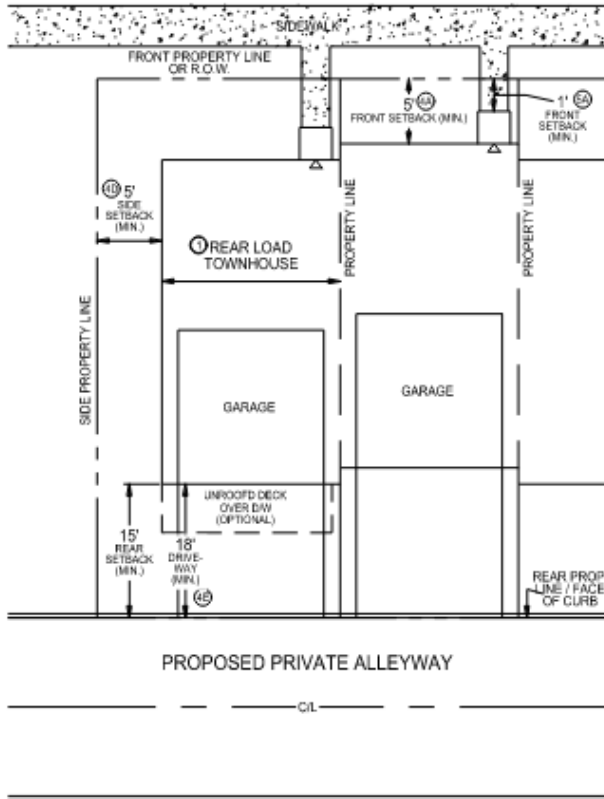
NOTE: APPLICANT PROPOSES TO ALLOW UP TO EIGHT (8) DWELLING UNITS IN ANY INDIVIDUAL TOWNHOUSE ROW.



# RESIDENTIAL – ARCHITECTURAL DESIGN GUIDELINES

## HEATHCOTE MARKETPLACE TYPE F / TOWNHOUSE / REAR-LOAD (18' DRIVEWAY)

N.T.S.



BUILDING TYPE:	TYPE F / TOWNHOUSE (REAR-LOAD)		
	PMR REQUIREMENT	PROPOSED REQUIREMENT	DEPICTED (YES / NO)
(1) MINIMUM LOT WIDTH:	20 FEET	16 FEET (MIN)	YES
(2) GROUP SETBACK:	20 FEET	10 FEET	NO
(3) MAXIMUM BUILDING HEIGHT:	35 FEET	50 FEET	NO
(4) MINIMUM SETBACKS:			
(a) FRONT (WITH OFF-STREET PARKING)	10 FEET	5 FEET	YES
(b) FRONT (WITH GARAGE)	20 FEET	NO CHANGE	NO
(c) SETBACK FROM ANY PUBLIC RIGHT-OF-WAY	20 FEET	10 FEET	NO
(d) SIDE (END UNIT)	10 FEET	5 FEET	YES
(e) REAR	20 FEET	15 FEET	YES
(5) MINIMUM SETBACK FOR UNROOFED DECKS, STOOPS, LANDINGS AND SIMILAR FEATURES:			
(a) FRONT (WITH OFF-STREET PARKING)	5 FEET	1 FEET	YES
(b) FRONT (WITH GARAGE)	15 FEET	N / A	NO
(c) SIDE (END UNIT)	10 FEET	8 FEET	NO
(d) REAR	8 FEET	NO CHANGE	NO
(6) MINIMUM BUILDING FOOTPRINT	720 SQ. FT.	640 SQ. FT.	NO

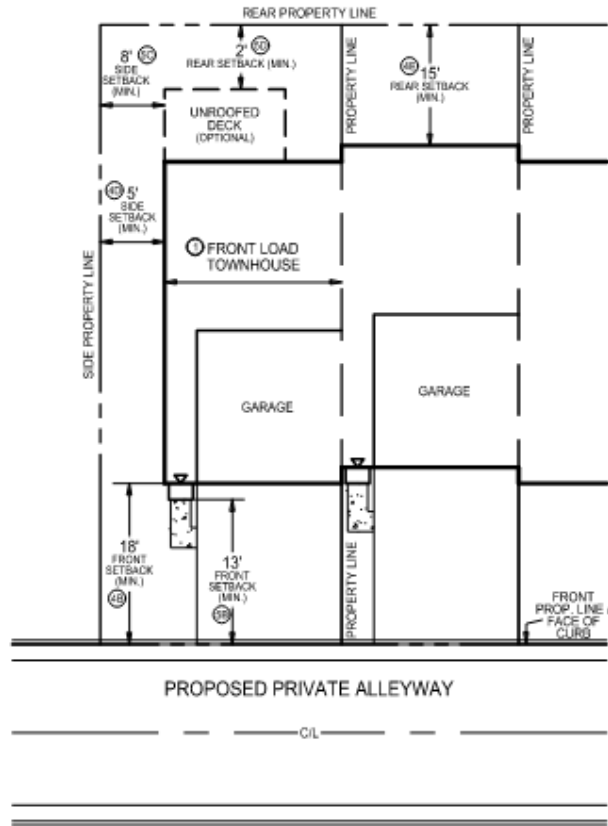
NOTE: APPLICANT PROPOSES TO ALLOW UP TO EIGHT (8) DWELLING UNITS IN ANY INDIVIDUAL TOWNHOUSE ROW.



# RESIDENTIAL – ARCHITECTURAL DESIGN GUIDELINES

## HEATHCOTE MARKETPLACE TYPE F / TOWNHOUSE / FRONT-LOAD

N.T.S.



BUILDING TYPE:	TYPE F / TOWNHOUSE (FRONT-LOAD)		
	PMR REQUIREMENT	PROPOSED REQUIREMENT	DEPICTED (YES / NO)
(1) MINIMUM LOT WIDTH:	20 FEET	16 FEET (MIN)	YES
(2) GROUP SETBACK:	20 FEET	10 FEET	NO
(3) MAXIMUM BUILDING HEIGHT:	35 FEET	50 FEET	NO
(4) MINIMUM SETBACKS:			
(a) FRONT (WITH OFF-STREET PARKING)	10 FEET	NO CHANGE	NO
(b) FRONT (WITH GARAGE)	20 FEET	18 FEET	YES
(c) SETBACK FROM ANY PUBLIC RIGHT-OF-WAY	20 FEET	10 FEET	NO
(d) SIDE (END UNIT)	10 FEET	5 FEET	YES
(e) REAR	20 FEET	15 FEET	YES
(5) MINIMUM SETBACK FOR UNROOFED DECKS, STOOPS, LANDINGS AND SIMILAR FEATURES:			
(a) FRONT (WITH OFF-STREET PARKING)	5 FEET	NO CHANGE	NO
(b) FRONT (WITH GARAGE)	15 FEET	13 FEET	YES
(c) SIDE (END UNIT)	10 FEET	8 FEET	YES
(d) REAR	8 FEET	2 FEET	YES
(6) MINIMUM BUILDING FOOTPRINT	720 SQ. FT.	640 SQ. FT.	NO

NOTE: APPLICANT PROPOSES TO ALLOW UP TO EIGHT (8) DWELLING UNITS IN ANY INDIVIDUAL TOWNHOUSE ROW.



# RESIDENTIAL – ARCHITECTURAL DESIGN GUIDELINES

## Design Principles:

Architectural design, materials, and detailing of the neighborhood must be aesthetically pleasing on all facades with particular attention being given to end wall elevations and rear elevations which are visible from streets and public gathering places.

The community may have a more traditional suburban townhouse community character in overall feel. However, more contemporary color palettes and flat roof architecture or appearance may be provided. Building form, scale, and proportions shall be harmonious with the design of adjacent buildings. Rooftop decks may be offered as options.

Most townhouse units will have rear alley-load garages to facilitate pedestrian friendly streetscapes. Townhouse units that back to perimeter buffers may have front garage doors and driveways.

## Standards:

All building facades shall incorporate design detail, articulation and quality materials and honor the following standards:

- Exterior building materials utilized for all residential structures may include brick, real wood, cementitious or fiberboard siding or similar material. Vinyl siding is not permitted.
- Trim and detailing must be precast, wood, simulated wood product, painted pre-finished, the same on three sides, and shall reinforce the character or architectural style of the building.
- An unbroken, single plane façade which comprises the entire front elevation of single-family attached units may be utilized.

- Windows shall be included on all end elevations of single-family attached-type units.
- The rear elevations of all residential structures shall not face major roadways
- Sides of high-visibility end-unit single-family attached residential structures shall contain the same materials as front elevations.
- Rear elevations of single-family attached residential structures visible from the public right-of-way shall have upgraded trim detail levels and shall have no more than two adjacent units with the same siding color.
- Windows may be vinyl or vinyl clad.
- Front elevations of buildings containing single-family attached units shall incorporate multiple features like feature windows, covered entrances, dormers, reverse gables, stoops and porches to add interest and character to the overall building elevations.
- Any roof features and accents on single-family attached structures should be proportional to the design of the building. Intermixing gable roofs and hipped roofs is encouraged to promote a visually exciting and animated streetscape. Where architecturally appropriate, roofs shall provide articulation and variation to divide the massiveness of the roof.
- Gutters and downspouts should complement the architectural design in color, shape, and location.



# RESIDENTIAL – ARCHITECTURAL DESIGN GUIDELINES

## **Accessory structures, porches, balconies, decks and driveways:**

Traditional uses of intermediate spaces between the public and private realms, such as porches, stoops and roof top decks are desired to help to create streetscape appeal and facilitate community interaction. Residents do have a right to create private areas and spaces but should do so in conjunction with the following guidelines:

- Wing walls may be used for creating privacy if consistent with the architectural style but should be integrated and not appear as separate or add-on elements.
- Stoops and covered entrances on front, sides, and in view of streets or public places shall be painted, unless the architecture is integrated with the style and specific design of the home.
- Roof top and rear decks should be designed to highlight unit identity and to help create residential scale. They should be an integral part of the design and should not appear as separate or add-on elements.
- All walks are to be concrete or brick/concrete pavers.
- Driveways shall be either asphalt, concrete or brick/concrete paver.





**Heathcote Marketplace Rezoning  
REZ2024-00030  
Buchanan Partners**

*July 30, 2024*

*School Board Reply: School Board staff's replies to the developer's responses are set out below.*

**Response to School Board Comments regarding Virginia Proffer Solutions Impact Analysis  
for Heathcote Marketplace:**

*This Memorandum is not intended to provide legal advice, but rather to set forth Virginia Proffer Solutions' understanding of the Applicable Law. To the extent legal advice is deemed necessary, it shall be provided, as applicable, by the Applicant's Attorney and the County Attorney.*

Virginia Proffer Solutions has reviewed the School Board's comments regarding the above referenced project. Virginia Proffer Solutions always strives to provide data, information and analysis that is accurate and specific and that complies with the applicable law as we understand it. Our goal is to present proffer amounts that are reasonable under Section 15.2-2303.4 of the Code of Virginia and that do not violate the constitutional limitations applicable to proffers. We believe this provides protection for all parties in light of:

- i. Virginia Code Section 15.2-2208.1 that imposes potential liability on jurisdictions for requesting or suggesting unconstitutional proffers;
- ii. The need to make and accept proffers that are not later found to be unenforceable;
- iii. A developer's Fifth Amendment rights under the U.S. Constitution as applied in the *Nollan, Dolan and Koontz cases* and Article 1 of the Virginia Constitution as interpreted by the applicable case law including the *Cupp and Rowe cases*; and
- iv. A developer's desire to voluntarily provide an enforceable proffer to mitigate impacts.

With that in mind, we offer the following responses to the School Board's comments:

**Comment:** The School Board objects to deleting “by right” and “ADU” units.

**Response:** Proffers are to be used to mitigate the *incremental* impacts resulting from a rezoning. “By right” units can be built with no proffers and the failure to delete them will overstate the incremental impact which may violate the proportionality requirement under the Fifth Amendment. In addition, the objection to deducting “by right” units appears to clearly violate Section 15.2-2303.4A of the Code of Virginia, which provides, in part, “new residential development means one that results in either one or more additional dwelling units, or otherwise fewer residential dwelling units,....*beyond what may be permitted by right under the then existing zoning of the property...*” (emphasis added). Inclusion of these units would thus make a proffer unreasonable under the Proffer Statute.

With regard to “ADU” units, the Prince William County Comprehensive Plan provides guiding principles under the Housing Plan. One of these principles calls for the development of implementation tools for residents and the development community to provide for the construction and financing of affordable dwelling units (Policy 3). In addition, Housing Policy H 3.2 encourages residential development to incorporate affordable dwelling units. The chapter further recognizes that the proffering and construction of ADU units is voluntary, not mandatory and therefore, the Plan includes incentives in Appendix A. The first listed incentive is “Reduce or eliminate voluntary monetary contributions for mitigation of off-site development impacts for affordable units.”

Recent actions by the Prince William County Board of Supervisors has reinforced the Board’s commitment to the addition of Affordable Dwelling Units in the County. Therefore, the statement that ADU units should be removed when calculating proffers appears to be in direct conflict with the County’s Comprehensive Plan and the stated Housing Goals of the County.

**School Board Staff Reply (1):** *The contents of the School Board’s development impact statement should not be interpreted as any demand or objection. The School Board provided a development impact statement from its own perspective. Space may exist between the practical impacts attributable to a development and those impacts that may properly be addressed within proffered development conditions. The developer and the County are responsible for implementing the legal or policy requirements referenced above in the developer’s response.*

**Comment:** The School Board bases its analysis on a total of 260 units, while the Virginia Proffer Analysis utilizes 249 units.

**Response:** The Virginia Proffer Solutions proffer analysis uses a net of 235 units which results from the deduction of the (1) by right and (24) ADU units. For the reasons stated above, it is our opinion that the inclusion of these units would violate applicable law and County Policy.

**School Board Staff Reply (2):** *See our preceding Reply (1), above.*

**Comment:** The School Board objects to the inclusion of portable classrooms in its capacity analysis.

**Response:** Virginia Code Section 15.2-2303.4 C provides that a proffer is unreasonable unless the proposed project creates a need for a public facility improvement “...in excess of existing public facility capacity.” It goes on to define a public school facility improvement as “including construction of new primary and secondary schools, or expansion of existing primary and secondary public schools, to include all buildings, structures, parking, and other costs directly related thereto.” Virginia Code Section 36-97 states that a “Building means a combination of any materials, *whether portable or fixed*, having a roof to form a structure for the use or occupancy by persons or property.” (Emphasis added.) It also define a structure as “an assembly of materials forming a construction for occupancy or use...”

The School Board is currently utilizing portable classrooms that are within the definition of building and structure to expand capacity at existing schools. The Board recognizes and acknowledges that this is one method utilized to provide capacity, particularly when no new schools that will serve the Project are included in the CIP.

The School’s CIP states, in Appendix B that:

“Alternative Solutions to School Overcrowding” includes “...*placement of portable classrooms...*” (Emphasis Added) In addition, as noted in our analysis, there is adequate capacity in the planning area for the students generated by the Project.

Based on the statutory provisions and the language in the School Board’s CIP, we continue to believe capacity provided by portable classrooms must be considered. In our opinion, a proffer based on the cost of a new school when, in fact, portable classrooms or redistricting will be used instead, would clearly overstate the Project’s roughly proportionate share of costs contrary to the constitutional requirements as set out in the *Nollan, Dolan, Koontz* and applicable Virginia cases.

**School Board Staff Reply (3):** *The School Board’s development impact statement specifies that: “Portable classrooms do not add permanent capacity and are not included in the calculation of a school’s capacity or the assessment of assigned schools being able to adequately accommodate students.” This statement accurately describes how the School Board itself approaches the task of estimating the capacity of existing public school facilities to meet future needs. If, for legal or policy reasons relating to proffers, the developer and Prince William County determine that portable classroom units should be counted when calculating the capacity of existing public school facilities to accommodate students who will reside within the development in the future, the developer and the County can take that into account between themselves, in deciding the weight to be given the School Board’s capacity analysis.*

**Comment:** Current and projected enrollment at the assigned elementary and middle school exceed 100% of capacity.

**Response:** We agree with the capacity analysis. However, Virginia Code Section 15.2-2303.4 C.1 specifies that a proffer is unreasonable unless “each such new residential development receives a direct and material benefit from a proffer.”

The current school CIP does not include the construction of any new schools or the expansion of existing school buildings, including the addition of more modular units that will serve the Project. Therefore, there is no evidence that a proffer will result in a direct and material benefit to the Project. In addition, we note that even when a new school is proposed, the School Board has taken the position that capacity from the new school cannot be considered until the boundaries of the new school are established.

**School Board Staff Reply (4):** *The School Board disagrees that whether or not the development receives a direct and material benefit is determined by whether, at the time the development application is pending, the School CIP includes specific project(s). Localities are allowed to assess existing school capacity relative to projections specifically attributable to the [proposed] new residential development or use. If a developer chooses to make any proffers, it is incumbent upon the developer to provide wording sufficient to specify the benefit to be achieved, and to ensure that future implementation of the proffers will result in the desired direct and material benefit (i.e. the wording of a proffer, as drafted by the developer itself, is the key factor that determines how proffered cash can be expended by a locality in the future).*

*The School Board’s development impact statement simply [accurately] notes that “[t]he applicant’s Proffer Statement dated February 24, 2024, does not propose any mitigation for the students generated by this application”. The School Board has no opinion as to whether the developer should or should not offer any such mitigation. See School Board Staff Replies (1) and (2), above. The School Board understands that the developer is not legally obligated to offer mitigation, and the County is not permitted under Virginia law to deny approval of the application on the grounds that no mitigation is proffered.*

**Comment:** The high school serving the Project is currently over capacity, but capacity will be available in the future.

**Response:** We agree but see the discussion above as there is no new high school planned in the CIP that will provide a direct and material benefit to the Project.

**School Board Reply (5):** *The School Board disagrees that whether or not the development receives a direct and material benefit is determined by whether, at the time the development application is pending, the School’s CIP includes any specific project(s). See School Board’s Reply (4), above.*

**Comment:** The School Board suggests proffers should be calculated on a “supported method” and specifies one such method.

**Response:** The calculation of proffers involves several scenarios. First, if there is no school in the CIP that will serve the Project, there is no evidence that the development will receive a direct and material benefit from the proffer, and therefore, any proffer would be unreasonable under Virginia Code Section 15.2-2303.4 C.1. That is the situation in this case as there are no schools in the CIP that will provide a direct and material benefit to the proposed Heathcote Marketplace Development. Second, there may be a school in the CIP that serves the Project. In that case, the capacity, timing, location and cost are known and therefore information is available to reasonably calculate a proffer that meets the nexus and roughly proportionate constitutional standards.

The third scenario is that the Applicant decides to offer a proffer pursuant to Section 15.2-2303.4D.1 of the Code of Virginia, which states “notwithstanding the provision of Subsection C.1 an applicant or owner may...submit any onsite or offsite proffer that the *owner and applicant deem reasonable and appropriate.*” (Emphasis added.) This language clearly allocates the determination of reasonableness, including the amount of the proffer, exclusively to the applicant and owner, not the reviewing agency. Subsection 2 of Section D provides “failure to submit proffers as set forth in Subsection 1 shall not be a basis for the denial of any rezoning or proffer condition amendment application.”

While an applicant may choose to utilize a methodology approved by the school system, the applicant, under the statute, is not obligated to do so. However, the Schools’ comment states that the School System will be concerned “unless proffers, which are submitted on a supported method, are offered.” In other words, the D.1 proffer should be calculated as directed by the School System. It appears that this approach is directly contrary to the language of Section D.1. Following the approach of the School System would result in the School System indirectly suggesting a specific amount for the proffer, usurping the applicant’s unilateral discretion under the statute to make the determination of reasonableness. This harkens a return to the equivalent of the proffer schedules that were rescinded in light of the U.S. Supreme Court *Koontz* case and the Virginia Supreme Court *Reed’s Landing* case.

Virginia Proffer Solutions looks forward to the School Board’s response to this memorandum and to future discussion regarding school proffers. We would also like clarification of the Schools’ comment, which we find confusing, that “Any Project that puts any of its assigned schools over capacity would include, but not be limited to, consideration of school redistribution, internal reconfiguration, classroom additions or new school where warranted,” particularly since the other methods described in the School’s CIP, such as the use of modular units, are not mentioned.

**School Board Staff Reply (6):** *the developer, of course, is the ultimate arbiter of whether a proffer should be offered and/or of how to calculate the amount of any cash being proffered. It is not the position of the School Board that no other method other than the state's building construction cost guidelines would be supportable; however, this particular application offers no mitigation calculated by other methods.*

*We are happy to provide this written response to assist with your understanding of the data and analysis presented within the School Board's impact statement. Going forward, however, any ongoing discussions of the development application and the weight to be given to School data and analysis—in the special context of the development application process—should be exclusively between the developer and the County.*



**Resubmission Memorandum**  
**April 8, 2025**  
**Heathcote Marketplace Resubmission**  
**REZ: 2024-00030**

Heathcote Marketplace is a project proposed by Buchanan Partners in the Gainesville Magisterial District. At their request, Virginia Proffer Solutions prepared a Proffer Analysis, dated February 24, 2024, based on a proposed rezoning for 64 multifamily units and 196 single family attached units. The Prince William County School System responded to our Proffer Analysis with an Impact Analysis dated June 6, 2024. We subsequently responded to the Schools' analysis with a memorandum dated June 16, 2024, and received a response from the Schools' on July 30, 2024.

We have been advised that the Applicant is preparing to submit a revised development program that eliminates the multifamily component of the project and reduces the total number of units by 28 units. In addition, since our February 24, 2024, report, the school system has reduced its student attendance projections and issued new student generation factors for the different types of units. As a result, our original analysis is very conservative in its findings and it is likely the subsequent changes in density will cause a reduced impact, particularly on the school system.

Based on the above, and given the likely outcome that an update to the February 24, 2024 Analysis will show reduced impact on the school system, the Applicant believes it would be prudent to review the County and School comments on the new submission in order to determine if an updated analysis is warranted.

## HISTORICAL COMMISSION RESOLUTION

**MOTION: PORTA**

**June 11, 2024  
Regular Meeting  
Res. No. 24-039**

**SECOND: BURGESS**

**RE: LAND DEVELOPMENT RECOMMENDATIONS**

**ACTION: APPROVED**

**WHEREAS**, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

**WHEREAS**, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

**WHEREAS**, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<b>Case Number</b>	<b>Name</b>	<b>Recommendation</b>
REZ2024-00034	Hawthorn at Kettle Run	No Further Work
REZ2024-00035	Alderwood at Kettle Run	No Further Work
REZ2024-00002	Balls Ford Road Crossing 2 <sup>nd</sup> Submission	Table
REZ2023-00031	Thomas Farm at Bristow Station 3 <sup>rd</sup> Submission	Table
REZ2024-00039	Manassas Mall Mixed Use Rezoning	Phase I Archaeology Survey and Phase II Level Historical Research on all three rezoning parcels.
REZ2024-00036	Longleaf at Kettle Run	Table

<b>Case Number</b>	<b>Name</b>	<b>Recommendation</b>
REZ2024-00030	Heathcote Marketplace Residential	Phase I study and Metal Detector Survey, and if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
REZ2024-00037	North Carters Grove	No Further Work
REZ2024-00040	Belmont Bay Proffer Amendment	No Further Work
SUP2024-00036	Belmont Bay SUP Amendment	No Further Work
SUP2024-00038	Chase Bank at Stonewall Shops Square	No Further Work

**Votes:**

**Ayes:** by acclamation

**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** Brace, Brickley, Kulick

**MOTION CARRIED**

ATTEST:



Secretary to the Commission