



PLANNING COMMISSION RESOLUTION

MOTION:

September 24, 2025

SECOND:

Regular Meeting

No. 25-xxx

**RE: REZONING #REZ2025-00004, KINGS GROVE
OCCOQUAN MAGISTERIAL DISTRICT**

ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request to rezone ± 15.48 acres from O(M), Office Medium, B-1, General Business, and A-1, Agricultural to PMR, Planned Mixed Residential, to allow for the development of 202 multifamily units (2 over 2 units) and 37 single family attached units, with associated waivers and height modification from 35ft to 45ft in single-family detached and from 50ft to 55ft for multifamily units; and

WHEREAS, the site is located at 4575 and 4471, Prince William Parkway, and 12760 and 12780 Black Forest Lane. and is identified on County maps as GPINs 8193-21-3045, 8193-30-0793, 8193-21-2423, and 8193-21-4716. and

WHEREAS, the site is designated MU-4, Mixed Use Urban Community in the Comprehensive Plan; and

WHEREAS, the site is currently zoned O(M), Office Medium, 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 September 24, 2025, at which time public testimony was received, and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Rezoning# REZ2025-00004, Kings Grove, subject to proffers dated August 5, 2025.

ATTACHMENT: Proffer statement dated August 5, 2025.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Oly Peña
Clerk to the Planning Commission

PROFFER STATEMENT

RE: REZ2025-000004, King's Grove Rezoning
Applicant: JR Real Estate Group, LLC
Owner: Lotshan Properties, LLC, Gupta Jyotsna, Trustee of the Gupta Family Trust I dated October 22, 2020, Black Forest Road LLC, & Black Forest RD LLC
Property: 8193-21-3045, 8193-30-0793, 8193-21-2423, 8193-21-4716 & ROW (the "Property")
Acreage: ± 15.48
Rezoning: A-1 Agricultural, B-1 General Business, and O(M) Mid-Rise Office to PMR, Planned Mixed Residential
Magisterial District: Occoquan
Date: August 5, 2025

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 the proffers associated with Rezoning #REZ1987-0033, Long McGlothlin, and Rezoning #PLN2001-00100, Prince William Town Center Addition. In the event the above-referenced rezoning is not granted as applied for by the Applicant, the below-described proffers shall be withdrawn and shall become null and void and proffers associated with Rezoning # REZ1987-0033 and Rezoning #PLN2001-00100 shall remain in full force and effect on the applicable portion of 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 "King's Grove" prepared by IMEG, dated July 24, 2024, last revised August 5, 2025, consisting of the following sheets (the "MZP"):
- Cover Sheet;
 - Existing Conditions;
 - Land Use & Site Layout Plan;
 - Buffer & Amenities Plan; and
 - Transportation & Utility Plan.

- B. Design Guidelines entitled "King's Grove," prepared by IMEG, dated July 24, 2024, last revised May 16, 2025 (the "Design Guidelines").

USES & SITE DEVELOPMENT

1. **Development**: Development of the Property shall be in substantial conformance with the Land Use & Site Layout.
2. **Density**: The maximum number of dwelling units on the Property shall be 202 multifamily stacked units and 37 single-family attached units.
3. **Zoning**: The Applicant shall develop the Property in accordance with the PMR, Planned Mixed Residential District, as waived/modified in accordance with these Proffers.

AFFORDABLE HOUSING

4. **Affordable Housing**: The Applicant shall provide a minimum of 23 affordable dwelling units ("ADU"). Such units shall be made available to households earning up to 120% of the Area Median Income ("AMI") determined by the United States Department of Housing and Urban Development ("HUD") for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area.
 - a. A minimum of 11 multifamily stacked units shall be made available to households earning up to 80% AMI.
 - b. A minimum of 12 multifamily stacked units shall be made available to households earning up to 120% AMI.
5. **Affordable Housing Implementation**: The ADUs shall be implemented as follows:
 - a. **Base Sales Price**: The housing prices to be paid by the abovementioned income tiers shall be such that the monthly mortgage payment does not exceed 30% of the buyer's gross income.
 - b. **Disclosure**: The buyer of an ADU shall be provided with a disclosure outlining the conditions in this Proffer 5 and a copy of the approved Proffer Statement.

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- c. **Marketing Period:** The Applicant shall market the ADU for a period of 6 months from the issuance of a building permit for the ADU or until the ADU is under contract to income-eligible buyers, whichever occurs first. For purposes of this Proffer, the Applicant may begin marketing the unit at any time. In addition, the following shall apply:
- i. Upon issuance of the first residential building permit release letter for the Property, the Applicant shall submit to the Director of Housing and Community Development, or its designee, an affidavit outlining the start date for the marketing period and the sales price.
 - ii. In the event the ADU is not under contract within 6 months of the marketing period, the ADU may be converted to market rate units. In the event any of the aforementioned affordable units are converted to market rate units, the Applicant shall contribute to Prince William County Proffer Fund, 50% of the difference in price between the market rate and affordable unit rate. For illustrative purposes, if the ADU sales price is \$275,000 and the market rate sales price is \$325,000, a contribution of \$25,000 would be required to be made to the Prince William County Housing Proffer Fund ($\$325,000 - \$275,000 = \$50,000 \times 50\% = \$25,000$).
- d. **Restrictive Covenant:** The affordable units shall be sold subject to a restrictive covenant in the deed of conveyance that restricts the owner(s) thereof from selling the affordable unit at fair market value for a period of 10 years following the date of closing. Said restrictive covenant language shall include, at a minimum, the following:
- i. Within the 10-year period from the initial sale, no matter how many times the affordable unit is offered for resale, the affordable unit may only be purchased by a person(s) meeting the initial AMI percentage requirement;
 - ii. The maximum sales price is limited to a 25% discount from the then-market price for comparable units, reflecting any differences in materials from non-affordable units, plus the cost of any documented permanent improvements, customary closing costs, and realtor fees;

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- iii. Upon the sale of an affordable unit within the restricted 10-year period following the date of closing, Prince William County will not share in the purchase price;
 - iv. In the event the ADU is not able to be sold in accordance with 5.d.i–iii, above, after 6 months of marketing, the ADU may be sold at market rate and the seller shall pay 50% of the difference between the market rate sales price and the maximum price outlined in 5.d.ii. above to the Prince William County Proffer Fund at closing.
 - v. In the event the County has not taken over administration of the Affordable Housing Units and Workforce Housing Units income levels of subsequent purchasers, within 10 years of the initial sale, shall be verified in a written form acceptable to the County. Said form shall be provided to the Director of Housing and Community Development by the Seller at least 10 days prior to the settlement date. Within 10 days after settlement, the party conducting the closing of any Affordable Housing Units and Workforce Housing Units shall include a reference to the covenant in the deed and provide to the Director of Housing and Community Development a report including the date of the sale, sales price, and income level of the purchaser(s), and an affidavit from the purchaser confirming that the sale complied with these proffers and the covenant / deed restriction.
- e. Management: For purposes of implementation of this Proffer 5, the Applicant shall manage the process of identifying qualified purchasers and administration as outlined in these proffers for initial purchasers and shall report annually to the Director of Housing and Community Development, or its designee, as to the number of purchasers and the purchase price paid for said units until such time that the final ADU is sold. The Applicant shall not be responsible for the management of the resale for any Affordable Housing Unit or Workforce Housing Unit and verification of resales for any such unit shall be in accordance with Subsection F, below. The Applicant shall not be required to meet any requirements of any future Affordable Dwelling Unit Ordinance or zoning text amendment change as it relates to Affordable Housing Units and Workforce Housing Units. Notwithstanding the above, the Applicant may enter into a separate written agreement with the appropriate Prince William County agency as to terms and conditions of the administration of the Affordable Housing Units and Workforce Housing

Units, either by such agency or in coordination with the Applicant. If such an agreement is executed by all relevant parties, then the Affordable Housing Units and Workforce Housing Units shall thereafter be administered solely in accordance with such agreement and the provisions of these Proffers as they apply to Affordable Housing Units and Workforce Housing Units shall be of no further force and effect. Such an agreement and any modifications thereto shall be recorded in the land records of Prince William County.

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

COMMUNITY DESIGN

6. Design Guidelines: Development on the Property shall be in substantial conformance with the design concepts and details set forth in the Design Guidelines. Minor modifications to the Design Guidelines may be made at the time of the final site/subdivision plan. More substantial modifications to the Design Guidelines may be approved by the Prince William County Planning Director, or its designee, who shall notify the Applicant as to 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.

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7. Entrance Signage: In the event the Applicant provides a freestanding entry sign on the Property, it shall be monument-style, not to exceed 10 feet in height, and with compact trees and low-growth landscaping around the base of such sign.
8. EV Charging Capability: Electric Vehicle (“EV”) charging capability shall be offered as an option to homebuyers at the time of the initial sale. In addition, the electrical panels within individual homes shall have capacity for EV charging connections.
9. Homeowners Association: The Applicant shall create covenants, conditions, and restrictions to coordinate development within the Property, which include such items as architectural controls, signage, building materials, lighting, and landscaping. Further, the Applicant shall establish an association or multiple associations for the Property to own, operate, and maintain open space, common areas, private roads, sidewalks, signage, other recreation or common facilities (as applicable), street trees and, if appropriate, stormwater management/BMP Facilities installed by the Applicant for the Property, if not otherwise maintained by the County, in accordance with adopted County policies.
10. Landscaping: Landscaping shall be provided in substantial conformance with the Land Use & Site Layout Plan and Buffer & Amenities Plan. A minimum of 85% of new plantings on the Property shall be plant species native to Virginia. The aforementioned does not prohibit the planting of Crape Myrtles. Within the areas outside of the limits of clearing and grading, the Applicant reserves the right to remove any existing vegetation if they are found to be dead, dying, invasive, noxious, or adversely affected due to engineering constraints during the construction phase. Buffers shall be provided at the time the adjacent portions of the Property are developed and shall be shown on each respective final site plan
11. Sound Study: Prior to final building plan approval, the Applicant shall prepare a noise study to determine if any noise attenuation measures may be needed for units on the Property. The noise study shall be submitted as part of the first building plan. Based on the findings of the noise study, the Applicant shall identify any units in the building plan that are identified in the noise study to be impacted by noise greater than 65 dBA (the “Impacted Units”). The Applicant shall provide noise attenuation measures such that the Impacted Units, if any, will have a maximum daily average indoor noise level of 45 dBA. Compliance shall be reflected on the building plan by a note that shall reference the requirements of this proffer.

ENVIRONMENTAL

12. 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 (± 15.48 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.

13. 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.

14. Underground Stormwater Management Facility: The Applicant may have underground stormwater management facilities on the Property. In the event an underground stormwater management facility(ies) is provided on the Property, the following shall apply:
 - a. Maintenance: Any underground stormwater management facility(ies) constructed on the Property shall be fully maintained by the Homeowners Association ("HOA") or similar association that is responsible for the maintenance of all commonly owned facilities on the Property. The County will not maintain or accept responsibility for the maintenance of the underground stormwater management facility(ies).

 - b. Escrow: The Applicant shall provide in an escrow for the benefit of the HOA an amount equal to (i) 20 years of annual maintenance for the underground stormwater management facility(ies); and (ii) 25% of the replacement costs for the underground stormwater management facility(ies). Said escrow amount shall be determined by the Applicant's civil engineer in consultation

with the Director of the Department of Public Works, or its designee, and the underground stormwater management facility(ies) manufacturer and shall be shown on the final site or subdivision plans. Prior to bond release the Applicant shall place the approved escrow amounts in an account benefiting the HOA and provide proof of deposit in said account to the Department of Public Works.

PARKS & RECREATION

15. Amenities: The Applicant shall provide an on-site amenity package for the residents that shall include, at a minimum, the following amenities:
- a. Community clubhouse with a minimum square footage of 2,100 sq. ft.;
 - b. Dog park;
 - c. Playground designed to serve ages 2-12;
 - d. Pavilion; and
 - e. Multi-use courts.

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.

16. Monetary Contribution: The Applicant shall provide a monetary contribution to the Prince William Board of County Supervisors in the amount of \$30.51 per market rate unit to Prince William County to be used for parks and recreation purposes.

SCHOOLS

17. Monetary Contribution: The Applicant shall provide a monetary contribution to the Prince William Board of County Supervisors in the amount \$1,388.89 per market rate unit for public school purposes. Said contribution shall be made prior to and as a condition of issuance of an occupancy permit for each residential unit.

TRANSPORTATION

18. 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.
19. Interparcel Connection: If required by County Transportation at the time a final site/subdivision plan is submitted for the Property, the Applicant shall dedicate land for an ingress/egress easement, not to exceed 40 feet in width, to provide a future interparcel connection (by others) from the Property to 8193-30-5764, in the general location depicted on the MZP.
20. Right Turn-Lane: Subject to approval by PWCDOT and VDOT, the Applicant shall provide an eastbound right-turn lane and taper at the Prince William Parkway, Reids Prospect Drive, and Black Forest Lane intersection, as shown on the MZP.
21. Traffic Signal Modification: Subject to approval by VDOT, the Applicant shall submit a Signal Justification analysis to determine if a modification of the traffic signal at the intersection of Black Forest Lane, Reids Prospect Drive, and Prince William Parkway is warranted. If warranted, the Applicant shall construct or modify said signal, which may include pedestrian signal heads and/or crosswalks.

WATER AND SEWER

22. 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

23. 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.

WAIVERS & MODIFICATIONS

24. 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. Modification of Section 32-250.31.1 of the Zoning Ordinance and 802.10.C, 802.11, Table 8-1, 1003.02, and Table 10-1 of the DCSM requiring a 30 Type B 30 foot buffer and Suburban Parkway 50 foot HCOD buffer respectively, to allow for buffers as shown on the MZP and Design Guidelines which also includes the ability for sidewalks, benches, and public art to be located within the buffer.
 - b. Waiver of Sections 32-250.31.6 of the Zoning Ordinance and 802.47 of the DCSM requirement for a 15-foot-wide landscape area around public use and community recreation sites.
 - c. Modification of Section 32-306.12.6.F and 32-306.12.6.G of the Zoning Ordinance to increase the maximum building height to 45 feet for the single-family attached units and to increase the maximum building height to 55 feet for the multifamily stacked units as shown in the Design Guidelines.
 - d. Modification of Section 32.306.12.6.F of the Zoning Ordinance to allow a maximum of 7 dwelling units in a group of single-family attached units.
 - e. Modification of Section 32-306.12.6.F of the Zoning Ordinance to allow for a reduction in the minimum development as shown in the Design Guidelines.
 - f. Modification of Section 32-306.12.6.F of the Zoning Ordinance to eliminate the requirement that one-half of the required open space or 15 percent shall be provided within that phase or section to allow for the open space to be provided as outlined in the proffers.
 - g. Modification of Section 32-306.12.6.G of the Zoning Ordinance to allow for a reduction in the minimum development standards as shown in the Design Guidelines.

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- h. Modification of DCSM Section 802.47.A and Table 8-6 to allow sufficient shrubs, bushes, or groundcover for on-lot landscaping where tree planting standards cannot be met.

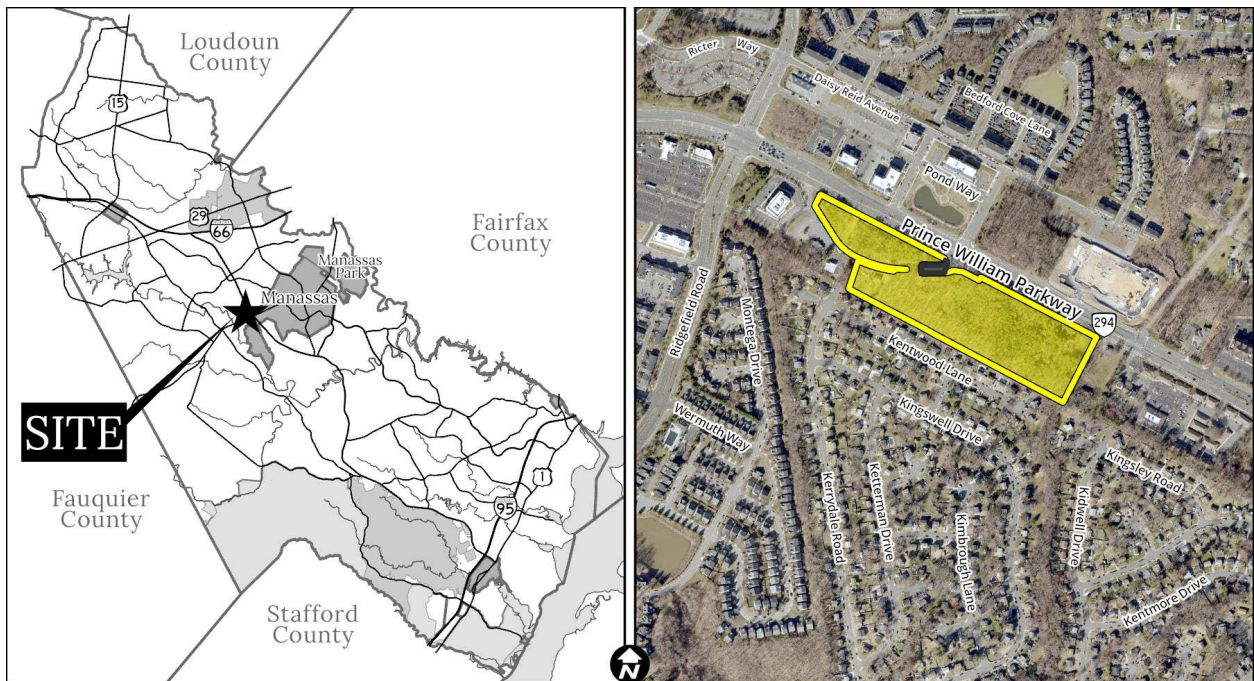
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STAFF REPORT

PC Meeting Date:	September 24, 2025
Agenda Title:	Rezoning #REZ2025-00004, King's Grove
District Impact:	Occoquan Magisterial District
Requested Action:	Approve Rezoning #REZ2024-00004, King's Grove, subject to the proffers dated August 5, 2025
Department:	Planning Office
Staff Lead:	Kobra Babaei, Principal Planner

EXECUTIVE SUMMARY



This is a request to rezone from O(M), Office Medium, B-1, General Business, and A-1, Agricultural, to PMR, Planned Mixed Residential, to allow for the development of two hundred two (202) multifamily units (2 over 2 units) and thirty-seven (37) single-family attached units, with associated waivers and height modification. The requested housing type by the Applicant is PMR high: F type of house (Townhouse) and G type of house (Multifamily, 2 over 2 units). The total residential units will be two hundred thirty-nine (239) units.

The Property with approximately 15.48 acres is located South of the Prince William Parkway (Route 294) and between the intersections of Prince William Parkway and Ridgewood Center Drive and Prince William Parkway and the Black Forest. The requested property comprises four parcels on the county map, identified by the GPINs 8193-21-3045, 8193-30-0793, 8193-21-2423, and 8193-21-4716. Staff recommends that the Planning Commission recommend approval of Rezoning #REZ2025-00004, King's Grove, subject to the proffer statement dated August 5, 2025, MZP dated August 5, 2025, and Design Guideline dated May 16.2025.

BACKGROUND

- A. Request: This is a request to rezone ±15.48 acres from O(M), Office Medium, B-1, General Business, and A-1, Agricultural to PMR, Planned Mixed Residential, to allow for the development of 202 multifamily units (2 over 2 units) and 37 single-family attached units, with associated waivers and height modification.

Uses/Features	Existing	Proposed with Rezoning
Zoning	O(M), Office Medium, B-1, General Business, and A-1, Agricultural	PMR, Planned Mixed Residential
Use(s)	Existing single-family detached/ Full cover tree A portion of the site was approved for non-residential development	Planned mixed residential development for a maximum of <u>239 residential dwelling units</u> (Two types of houses: 202 Multifamily (2 over 2 units) and 37 townhouses)
Uses/Features	Required in PMR, Planned Mixed Residential District	Proposed with PMR, Planned Mixed Residential Development (as proffered)
Rezoning Area	Minimum 10 acres for PMR	±15.48 acres
Residential Unit Type	PMR - 2-unit types/styles	202 multifamily (2 over 2 units), and 37 townhouses(Total Units 239)
Target Density	MU-4, Mixed Use Community 8 - 24 dwelling units du/ per acre	Gross density = ±15.43 du/acre
Target Land Use	Residential = 30% to 60% Nonresidential = 30 to 60% Civic = 10%	Residential = 100% (Multi-family and Townhouse)
Target Building Height	T-4 = 4 to 8 stories Townhouse: 35' Multifamily: 45'	Waived for: Townhouse: from 35' to 45', and Multifamily: from 50 ' to 55'
Open Space	MU-4 land use: 20% of the site PMR zoning: 30% of the site	±4.6 acres, or 30%

- B. Site Location: The subject ±15.48-acre project area is located South of Prince William Parkway (Route 294) and between the intersections of Prince William Parkway and Ridgewood Center Drive and Prince William Parkway and the Black Forest. The request is that the Property contains four parcels in the county map, identified by the GPINs 8193-21-3045, 8193-30-0793, 8193-21-2423, and 8193-21-4716.
- C. Comprehensive Plan: The site is designated as MU-4, Mixed Use Community, with a Transect 4 that recommends a density of 8 to 24 dwelling units per acre in the Comprehensive Plan. This Property is in the Highway Corridor Overlay (HCOD) and Land Use Special Planning Areas (Government Complex, Activity Center)
- D. Zoning: The site is currently zoned O(M), Office Medium, B-1, General Business, and A-1, Agricultural. The existing land use is full of trees and one building.
- E. Surrounding Land Uses: The subject Property and the surrounding area are designated as RPC, Residential Planned Community, O(L), Office Low, and B-1, General Business. The Long-Range Land Use is designated as MU-4, Mixed Use Community, and RPC, Residential Planned Community. The north of the site development is Prince William Parkway, and the south of the proposed development is composed of single-family detached homes. The following table summarizes the area's land use and zoning characteristics:

Direction	Existing Land Use	Long-Range Future Land Use	Zoning
North	Prince William Parkway	N/A	N/A
South	Single Family Detached	RPC, Residential Planned Community	RPC, Residential Planned Community
East	Single Family Detached	MU-4, Mixed Use Community	O(L), Office Low
West	Vacate Property and the existing office building	MU-4, Mixed Use Community	A-1, Agricultural

- F. Background & Context: The Applicant, JR Real Estate, LLC (the "Applicant") is proposing to rezone the properties located at 4471 and 4575 Prince William Parkway, 1760 and 12780 Black Forest Lane, and right-of-way in Prince William County (collectively the "Property"), which is approximately 15.48 acres in size. The proposal is to allow for a residential development that includes a total of 239 units in a configuration of 202 multifamily stacked units (two-over-two units) (with 23 ADUs) and 37 single-family attached units

Two parcels in the proposed rezoning have a history of previous rezoning. The lot on the west side of the property, identified as GPIN 8193-21-3045 (Lotshan), was part of the rezoning case REZ, PLN2001-00100, which changed its designation from A-1 (Agricultural) to O-M (Office Medium) under proffer May 3, 2002. The parcel located on the east side, identified as GPIN 8193-30-0793 (Gupta), was rezoned from A-1 (Agricultural) to B-1 (General Business) in 1987 under case REZ1987-0033 and accepted proffer June 23, 1988. The request in both cases was related to the non-residential development.

As proposed, the rezoning to PMR will enable the development of a maximum of 239 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

Staff recommends approval of Rezoning #REZ2025-00004, King's Grove, subject to the proffers dated August 5, 2025, for the following reasons:

- The proposed rezoning to PMR, Planned Mixed Residential, as proffered, is consistent with and directly implements the MU-4 land use designations in the Comprehensive Plan
- 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 building architecture is similar and consistent with the surrounding area. As proffered, development will conform substantially to the design concepts and architectural elevations shown in the Design Guideline.
- 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 10% (23 units) of affordable housing.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is designated as MU-4, Mixed Use Community, with a Transect 4 that recommends a density of 8 to 24 dwelling units per acre in the Comprehensive Plan. This Property is in the Highway Corridor Overlay (HCOD) and Land Use Special Planning Areas (Government Complex, Activity Center). As proffered, the Applicant is proposing a planned mixed residential development with single-family attached (townhouse) units, with a gross density of ±15.43 dwelling units per acre, which is compatible with the proposed density range in the Comprehensive Plan. Based on the staff analysis, the proposal is generally consistent with the land use policy with the intent of the MU-4 land use designations.

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

A Land Use Impact Analysis Report, prepared by Virginia Proffer Solutions, LLC, dated July 24, 2024, was submitted. 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 August 5, 2025, as follows:

Water Quality	\$75.00 per acre	±15.48 acres	\$1,161.00
Schools	\$1,388.89.00 <u>per market rate unit</u>	216 units*	\$300,000.24.00
Park & Recreation	\$30.51.00 <u>per market rate unit</u>	216 units*	\$6,590.16.00
TOTAL \$	\$307,751.4.00		

- *** The Applicant excluded the affordable dwelling units from the monetary contribution.**

Community Input

Notice of the rezoning application has been transmitted to Property owners within 1,320 feet of the site, due to the requested building height increase. In regard to community outreach and communication efforts, the Applicant attended and presented at the LOCCA/PELT meeting on October 24, 2024, and the MIDCO meeting on January 16, 2025. Community meetings were held on March 5, 2025, and May 8, 2025, in Prince William County's Development Services building. As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal, and staff are not aware of any opposition.

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 ±15.48-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 O(M), Office Medium, 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 December 25, 2025, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

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KBabaei@pwcgov.org

ATTACHMENTS

Staff Analysis
Master Zoning Plan (MZP)
Design Guidelines
Historical Commission Resolution

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

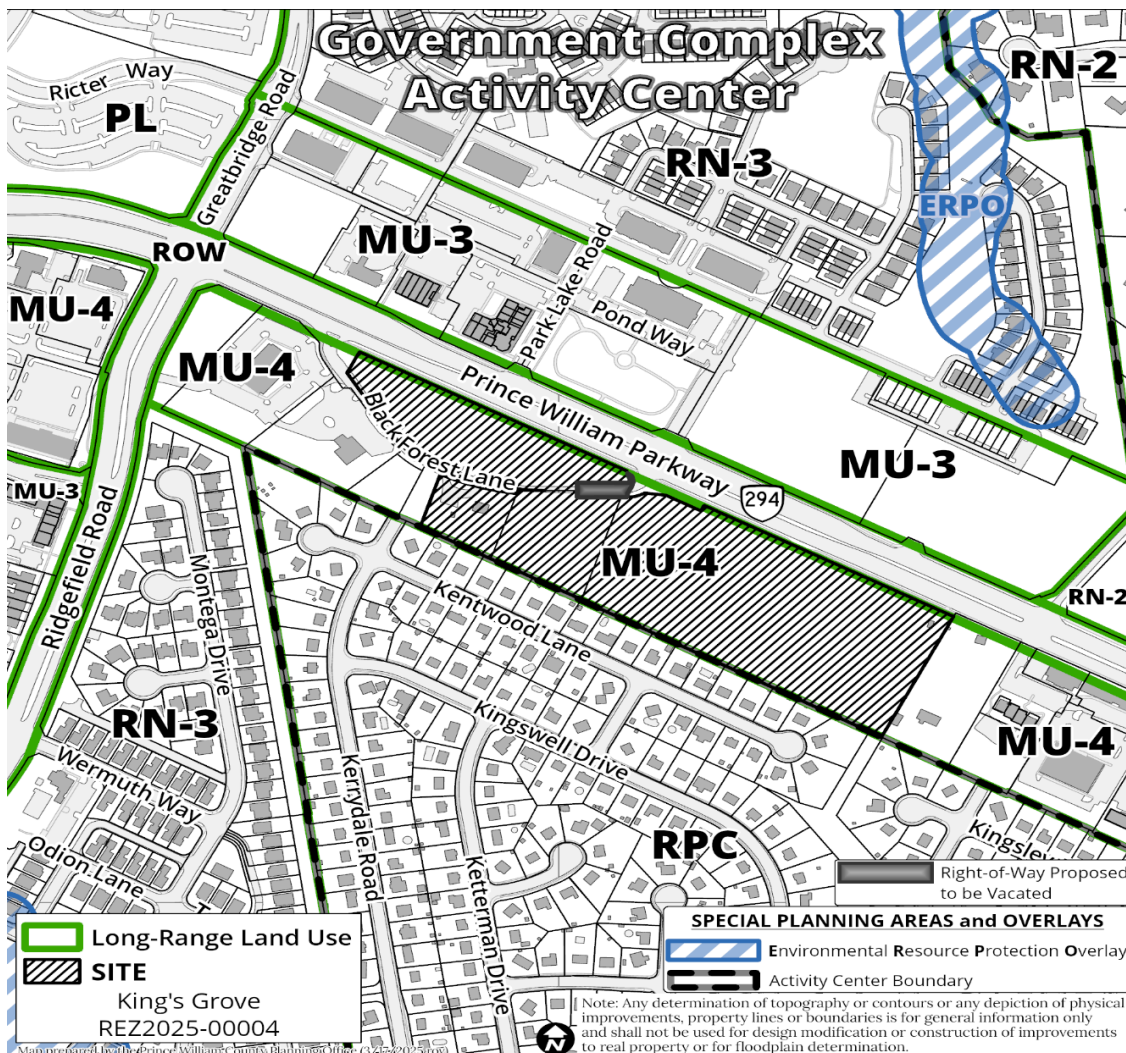
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	No
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

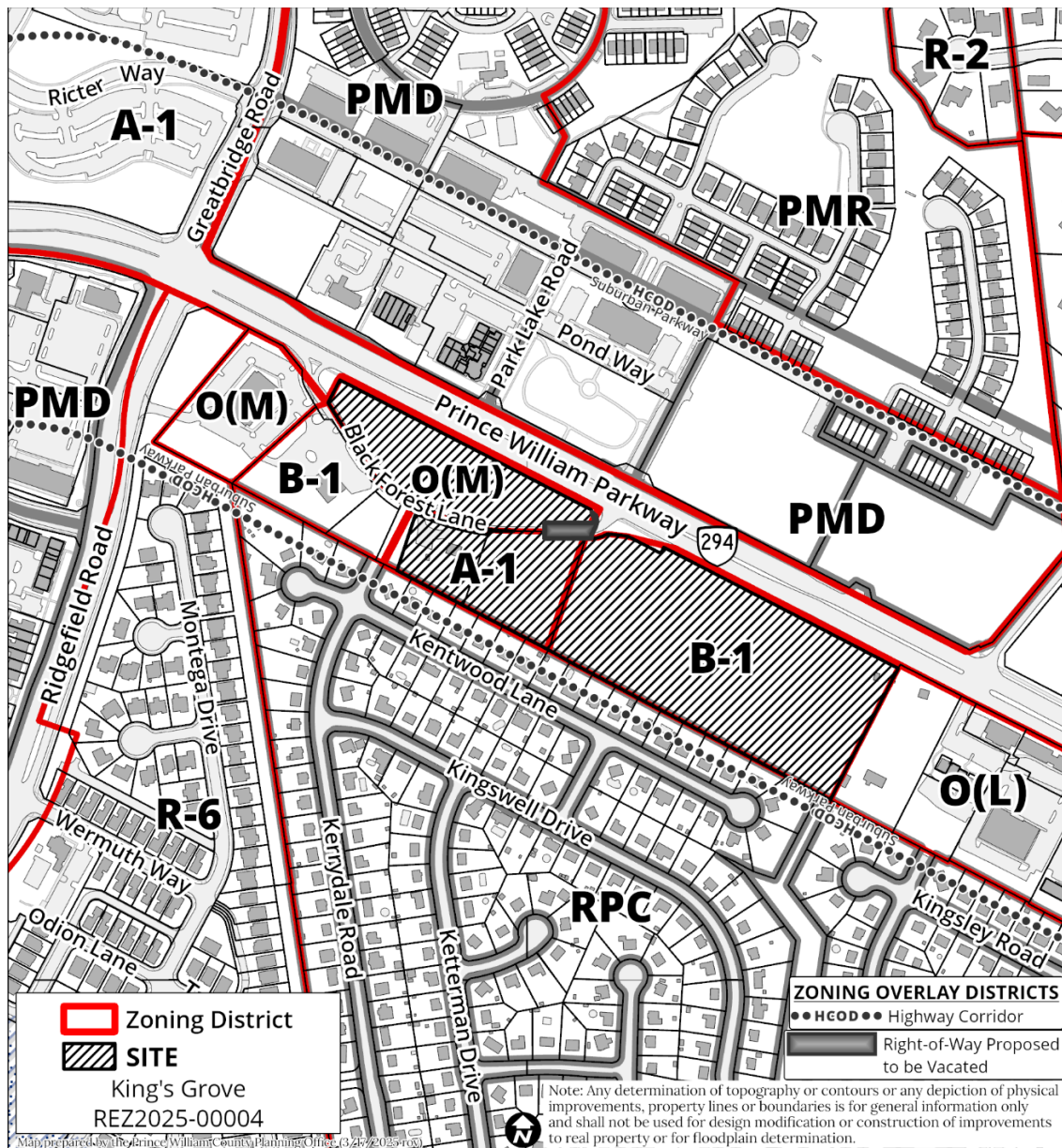
Part II. Comprehensive Plan Consistency Analysis

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

Direction	Existing Land Use	Long-Range Future Land Use
North	Prince William Parkway	N/A
South	Single Family Detached	RPC, Residential Planned Community
East	Single Family Detached	Mu-4, Mixed-Use Community
West	Vacate Property and the existing office building	Mu-4, Mixed-Use Community



Direction	Existing Land Use	Zoning
North	Prince William Parkway	N/A
South	Single Family Detached	RPC, Residential Planned Community
East	Single Family Detached	O(L), Office Low
West	Vacate Property and the existing office building	B-1, General Business, A-1, Agricultural



Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided with a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents' and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods. The site is designated as MU-4, Mixed Use Community, with a Transect 4 that recommends a density of 8 to 24 dwelling units per acre in the Comprehensive Plan. This Property is in the Highway Corridor Overlay (HCOD), and Land Use Special Planning Areas (Government Complex, Activity Center)

The following table summarizes the uses and densities intended within the MU-4:

Long-Range Land Use Map Designation	Intended Uses and Densities
<p>MU-4, Mixed Use Community</p>	<p>Mixed-use centers include both residential and commercial uses planned and developed in a comprehensive, coordinated manner 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. T-4 (MU-4) areas along the south side of Prince William Parkway will allow for <u>community-serving commercial uses, office, and infill higher-density residential development</u>. The primary uses are single-family attached and multi-family residential, retail, and office. Transect 4 for residential development recommends a density of 8 to 24 dwelling units per acre, with <u>30%- 60% for both residential and non-residential development</u> in the Comprehensive Plan. The target building height of the T-4 is 4 to 8 stories.</p>

<p>Highway Corridor Overlay District</p>	<p>The purpose of the Highway Corridor Overlay District(HCOD) in general to protect the health, safety and general welfare of the public by the prevention or reduction of traffic congestion and distracting visual clutter which may result in danger on the public and private streets, a limitation is hereby placed on certain automobile oriented, fast service, quick turnover uses and related signage, which generate traffic in such amount and in such manner as to present the possibility of increased danger to the motoring public and other impediments to safe travel. This district was created to mitigate adverse impacts resulting from development along major thoroughfares in Prince William County.</p>
<p>Land Use Special Planning Areas (Government Complex, Activity Center)</p>	<p>The Government Complex Activity Center is envisioned as a balanced and integrated <u>mixed-use community</u> situated on the Prince William Parkway that builds upon the existing community and serves as the County government’s administrative complex while providing a variety of land uses that include offices, residential, retail, and a regional park that integrates cultural and environmental resources.<u>T-4 (MU-4) areas along the south side of Prince William Parkway will allow for community-serving commercial uses, office, and infill higher-density residential development.</u></p>

Mixed Use (MU)



Mixed-use centers include both residential and commercial uses planned and developed in a comprehensive, coordinated manner and arranged in a pedestrian-friendly blocks. These mixed use centers are locations for neighborhood, 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 spectrum of intensity ranging from a hamlet to urban town center. Mixed-use integration can be vertical or horizontal with preference to vertical mixed-use in transects 4-6 and should be connected by bus transit to nearby destinations and to the nearest rail transit. The percent of target land use mix is calculated within an entire contiguous MU district. Affordable and workforce housing is encouraged Countywide.

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

Land Use Mix Analysis

Within the MU-4 land use designation, single-family attached and multi-family housing, retail, office, and retail service are the prescribed primary uses. The targeted residential density for residential

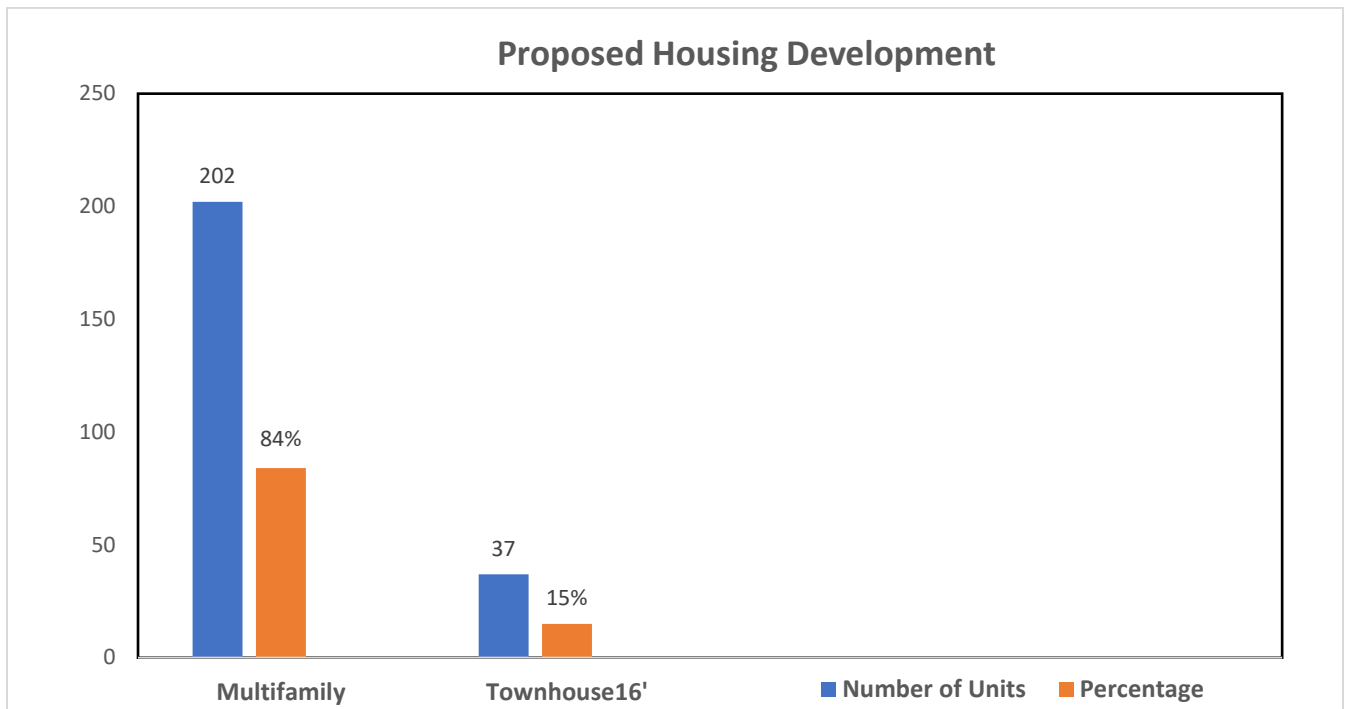
developments with the T-4 density transect is 8 to 24 dwelling units per acre. The minimum recommended open space is 20% of the site. The targeted mix of land uses in MU-4 areas, as a whole, is as follows:

- Residential: 30% – 60%
- Non-Residential: 30% – 60%
- Civic: ±10%

The proposal is to rezone the ±15.48-acre project area to PMR, Planning Mixed Residential, to allow for the entire residential development with a maximum of 239 dwelling units (202 multifamily (2 over 2 units) and 37 townhouses) with ±4.64 acres of protected open space, which is 30% of the project area.

As currently proposed, the density is ±15.43 dwelling units per acre, which is within the suggested Mu-4 density range.

The information below represents the type of housing development:



<i>Unit Type</i>	<i>Multifamily</i>	<i>Townhouse</i>
<i>Number of Units</i>	202	37
<i>Percentage</i>	84%	15%
<i>Total</i>	239	

Land Use Special Planning Areas (Government Complex, Activity Center)

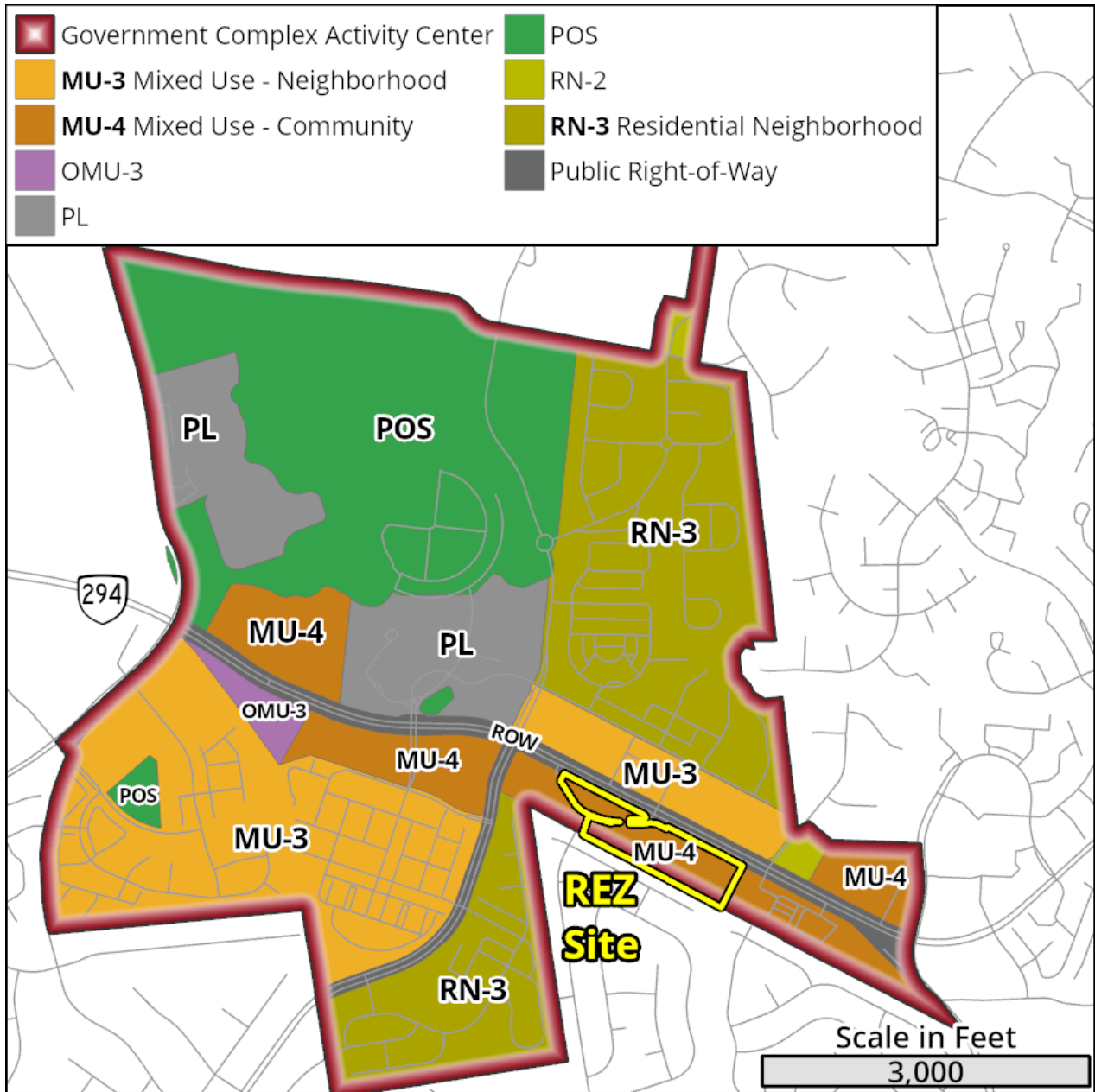
The Government Complex Activity Center is envisioned as a balanced and integrated mixed-use community situated on the Prince William Parkway that builds upon the existing community and serves as the County government's administrative complex while providing a variety of land uses that include offices, residential, retail, and a regional park that integrates cultural and environmental resources. T-4 (MU-4) areas along the south side of Prince William Parkway will allow for community-serving commercial uses, office, and infill higher-density residential development.

GCLU (Government Complex Land Use) 1.1 Encourage a mix of uses integrated both vertically and horizontally that include residential, office, and retail in a compact, pedestrian-oriented development pattern that complements the existing government complex facilities.

GCLU (Government Complex Land Use) 2.1: The center should be a truly mixed-use development with the construction of mixed-use buildings (e.g., first-floor retail and services with office and/or residential uses on the upper floors).

GCLU (Government Complex Land Use) 2.3: Encourage developers to locate and design areas of surface parking that will accommodate future intensification of land uses within the center, using potential future structured parking options.

GCEN (Government Complex Environment Policy) 1.3: Preserve 50- to 100-foot-wide strips of existing woodland between new development and existing neighborhoods around the periphery of the Activity Center Plan area. Determine the appropriate widths of such preservation areas during the rezoning or special use permit process, including considering any input from the existing neighborhoods.



Proposal's Strengths

- Land Use & Zoning Compatibility: The proposed PMR rezoning with a PMR High designation will support a medium- to high-density residential community consistent with a main part of the Comprehensive Plan. The development will provide two housing types across approximately 15.48 acres, aligning with the recommended density range for the MU-4, PMR land use designation, and the character of the surrounding area.

- Open Space Consistency: The Applicant provides 30% open space throughout the project area, which is greater than the recommended 20% open space within the MU-4 designation and 30% in the PMR policy. The open space will be integrated with the recreation facility and amenities.

Proposal's Weaknesses

- The targeted mix use in MU_4 is between 30% to 60% in both residential and nonresidential development. The purpose of development by the Applicant is 100% residential development that is not based on the MU-4 and GCCD (Government Complex Community Design) designation. *GCLU(Government Complex Land Use) 1.1: Encourage a mix of uses integrated both vertically and horizontally that include residential, office, and retail in a compact, pedestrian-oriented development pattern that complements the existing government complex facilities and the GCLU(Government Complex Land Use) 2.1: The center should be a truly mixed-use development with the construction of mixed-use buildings (e.g., first-floor retail and services with office and/or residential uses on the upper floors).*

Consistency Recommendation

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

Proposal's Strengths

- **Building Design Theme & Quality:** To ensure that the site is developed cohesively throughout the development, the Applicant has proffered that all dwellings on the Property shall be in substantial conformance with the design concepts and details established in the Design Guidelines prior to the approval of the first final site/subdivision plan for approximately ±788 residential uses based on the average household of the 3.3 in PWC. The Applicant proffers several architectural elements and themes that should be included in the design of the residential buildings recommended in GCCD (Government Complex Community Design) 1.1,4 and GCHP (Government Complex Housing Policy) 1.1: Rezoning and special use permit applications should provide consistent, high-quality design and construction of buildings, landscaping, signage, and lighting, and renderings.
- **Multi-recreational Design and pedestrian connectivity:** The Applicant includes Design Guidelines in its application materials and proposes to develop in substantial conformance with those Design Guidelines. Included in the Design Guidelines are details regarding the sidewalk and open space, as well as community amenities such as a playground, multi-use courts, a pavilion, a community clubhouse, and a dog park.
- **Sustainability:** As proffered, Electric Vehicle ("EV") level 2 charging capability shall be offered as an option to homebuyers at the time of the initial sale. Additionally, the electrical panels within individual homes shall have sufficient capacity for EV charging connections.
- **Sound Study:** As proffered prior to final building plan approval, the Applicant shall prepare a noise study to determine if any noise attenuation measures may be needed for units on the Property. The noise study shall be submitted as part of the first building plan. Based on the findings of the noise study, the Applicant shall identify any units in the building plan that are identified in the noise study to be impacted by noise greater than 65 dBA (the "Impacted Units"). The Applicant shall provide noise attenuation measures such that the Impacted Units, if any, will have a maximum daily average indoor noise level of 45 dBA. Compliance shall be reflected on the building plan by a note that shall reference the requirements of this proffer.

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 16-foot width with a substantial reduction in setbacks and building footprint, and a request to increase the height from 35 feet to 45 feet. In the proposed 2 over 2 multifamily buildings, the Applicant waives the minimum requirements of setbacks in front, rear, and side. The maximum building

height of a multifamily building (2 over 2) is 50 feet, and the proposed height of the application for this type of house is 55 feet.

- Insufficient buffering: The minimum requirement of buffering toward Prince William Parkway (HDOC, High Development of Corridor) and around the south, and part of the west of the proposed development area didn't meet. The 50-foot buffer should be provided north of the project (toward Prince William Parkway), and the provided buffering is 40 feet, and in some locations is 25- 30 feet. The staff of the Environmental Division found that a more realistic width of the buffer in the north is a 25–30-foot width of actual buffer, while the trail is designed through the buffer. Even though passive recreation is allowable in buffers (walking paths) with the buffer reduced, the effectiveness of the HCOD buffer is greatly diminished. The minimum requirement_buffer in the south of the Property should be 30 feet, and the proposed buffering in this location is 20 feet. This location is adjacent to a previous residential development with single-family detached houses.

The Applicant proposes using grasses and shrubs around the residential unit, which will not offer the same benefits as trees. Grasses and shrubs will offer no screening and no buffer separation between uses.

Consistency Recommendation

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

Cultural Resources Plan Analysis

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

A Phase I Archaeological Survey (the "Survey") is included with this rezoning application. The Survey identified no archaeological sites, isolated archaeological finds, or historic architectural resources at 4575 Prince William Parkway. The Survey identified Site 44PW2125 and Site 44PW2126, and a small late twentieth-century wood-frame shed (Shed 1) at 4471 Prince William Parkway and 12780 Black

Forest Lane. The three identified resources were not recommended for listing on the National Register of Historic Places (the "NRHP"), and no further work was recommended. The Survey identified a single dwelling constructed ca. 1961 (076-6227) at 12760 Black Forest Lane. The house was not recommended for listing on the NRHP because it does not appear to meet the register's criteria. No further work was recommended on the Property.

The application was reviewed by the Historical Commission on October 8, 2024, and the commission recommended No Further Work on RES.NO.24-062.

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.

The request for the reduction of landscaping around buildings and the recreation area, and buffering by the Applicant, is a concern for staff. to eliminate the heating/cooling effect. The proposal includes the complete clearing of a high-quality native hardwood forest, including numerous specimen trees across the western portion of the site. This level of disturbance is inconsistent with the goals of the Comprehensive Plan and disregards preserving natural landforms and integrating development with existing environmental features, while HCOD buffers and dissimilar use buffers are required.

More and more plans are coming through where the Applicant clears the entire site of vegetation because it's easier to grade the site when there are no vegetation restrictions to deal with during operations. Preservation of existing forest land should be the primary means of providing buffers and other natural areas within the development. Applicant clears off the site and then comes back and plants trees where trees already existed.

GCEN (Government Complex Environment Policy) 1.1 and 1.3: Ensure a higher level of woodland preservation than is typically achieved in Prince William County, and encourage 50-foot-wide undisturbed areas to be provided

GCEN (Government Complex Environment Policy) 1.3: Preserve 50- to 100-foot-wide strips of existing woodland between new development and existing neighborhoods around the periphery of the Activity Center Plan area. Determine the appropriate widths of such preservation areas during the rezoning or special use permit process, including considering any input from the existing neighborhoods.

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 (± 15.48 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

- **Commitment to Onsite Soil Amendment & Improvement:** As proffered, to facilitate the adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands, and buffers, that have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3'; and b) a top dressing of 4" to 6" of clean topsoil provided. The topsoil shall 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 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.
- **Landscaping:** As proffered, the landscaping shall be provided in substantial conformance with the Land Use & Site Layout Plan and Buffer & Amenities Plan. A minimum of 85% of new plantings on the Property shall be plant species native to Virginia.

Staff Analysis

- Storm Water Management (SWM): As proffered, the Applicant shall provide the maintenance agreement with the County and necessary easement and grant for Prince William County.

Proposal's Weaknesses

- Insufficient buffering and Landscaping: The Applicant has not met the required buffering standards along Prince William Parkway, as well as along the southern and a portion of the western property boundaries. The requested modification to the minimum HCOD (Highway Corridor Overlay Districts) buffer, which incorporates the trail, reduces the overall buffer width and places the proposed trail in proximity to the residential units.

The Applicant didn't meet the requirement standards of the 15-foot-wide landscape area around the public use and community recreation sites, and the buffering between the units and streets in the middle of the project is not enough to work as a sound barrier and streetscape. Since this site is proposed to be 100% cleared for this project, and none of the specimen trees identified are to be saved, the Applicant waived the DCSM 802.47A of landscaping for residential requirements to allow shrubs and groundcover instead of trees due to reduced setbacks. These new developments are coming to turn into huge heat islands with little to no trees around buildings and internal features.

Buffering analysis around the proposed development:

Side	Required	Provided
North (Prince William Parkway, HCOD)	50'	25', 30',40'
East (Single Family Attached)	30'	30'
South (Residential Units)	30'	20'
West (Black Forest& Vacate area)	30'	12',20'-30'

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, and humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce the risk of injury or death to County residents, the establishment of educational programs, such as cardiopulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage the installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications. Fire/Rescue Station #26 (Prince William Commons) is the first due fire/rescue resource for the subject Property. The site is 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 2024, Fire/Rescue Station #26 responded to 1720 incidents with a workload capacity of 4,000 incidents per year. All onsite circulation, fire protection, emergency access, and height requirements will need to be reconfirmed during the site plan review.

Proposal's Strengths

- Inside of 4.0-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

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Fire and Rescue Plan.

Housing Plan Analysis

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

The Comprehensive Plan has the following Housing Policy #2:

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

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

- Affordable Housing: The Applicant shall provide a minimum of 23 affordable dwelling units. Such units shall be made available to households earning up to 120% of the Area Median Income (“AMI”) determined by the United States Department of Housing and Urban Development (“HUD”) for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area.
 - A minimum of 11 multifamily stacked units shall be made available to households earning up to 80% AMI.
 - b. A minimum of 12 multifamily stacked units shall be made available to households earning up to 120% AMI.

Base Sales Price: The housing prices to be paid by the abovementioned income tiers shall be such that the monthly mortgage payment does not exceed 30% of the buyer’s gross income.

Proposal’s Strengths

- Commitment to Affordable Dwelling Units: As proffered, the Applicant shall provide a minimum of 23 affordable dwelling units. Such units shall be made available to households earning up to 120% of the Area Median Income (AMI).
 - Eleven (11) multifamily stacked units made available to households earning up to 80% AMI.
 - Twelve (12) multifamily stacked units made available to households earning up to 120% AMI.

Proposal’s Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends 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).

Proffers #15, 16; Amenities: The Applicant shall provide an on-site amenity package that includes for the residents, which shall include, at a minimum, the following amenities:

- Community clubhouse with a minimum square footage of 2,100 sq ft
- Dog Park
- Playground designed to serve ages 2-12
- Pavilion and Multi-Use Court
- Trails around the proposed development area, except for the south.

The Applicant proffered a monetary contribution to Prince William County to be used for parks and recreation purposes. After review, DPR finds that the Applicant has satisfactorily addressed the comments, and they have no objections to approval.

Proposal's Strengths

- Onsite Community & Recreational Amenities: As proffered, the Applicant shall provide an on-site amenity package depicted on the Design Guideline that includes the above-listed.
- Trail Network: The Applicant, as shown on the GDP, is providing a trail network that circulates around the Property, except for the south side, to prevent including the trail with a buffer area.
- Monetary Contribution: As proffered, the Applicant shall provide a monetary contribution to the Prince William Board of County Supervisors in the amount \$30.51 per market rate unit to Prince William County to be used for parks and recreation purposes.

Proposal Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Parks, Recreation, and Open Space component of the Comprehensive Plan.

Police Plan Analysis

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

At this time, the Police Department does not believe this application will have a significant impact on calls for service. During the site plan review, the Applicant should focus on the following key areas for the development: landscape maintenance, access control, secure facility management, lighting in common areas, and community/area surveillance.

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

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

Potable Water Plan Analysis

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

The subject Property is within the utility service area of the Virginia American Water and is thereby required to utilize public water from the Virginia American Water to develop. All connections to the public water system shall be in accordance with the Virginia American Water standards, requirements, and restrictions. Virginia American Water requires the developer to create a water main loop and eliminate one-way water flow and/or dead-end.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by Virginia American 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 Virginia American 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 recommends that this application is consistent with the relevant components of the Potable Water Plan under close coordination with Virginia American Water.

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 sewers in the development area, and the use of either private or public sewer systems.

The subject Property is within the utility service area of the Virginia American Water and is thereby required to utilize public water from the Virginia American Water to develop. All connections to the public sewer system design and construction, Virginia American Water adopts the Prince William Water Utility Standard Manual (section on sanitary sewer collection system) requirement.

All the connections to the public sewer shall be in accordance with the Virginia American Water standards, requirements, and restrictions. The Applicant shall plan, design, and construct sewer utility improvements necessary to develop/utilize the subject Property and satisfy requirements in accordance with all applicable Virginia American Water, County, and State requirements, standards, and regulations.

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Sanitary Sewer Plan under close coordination with Virginia American Water.

Schools Plan Analysis

A high-quality education system serves not only the students and their families but also the entire community by attracting employers who value educational opportunities for their employees. The School Plan sets out policies and action strategies that further the County’s goal of providing quality public education to our school-aged population. The Plan includes recommendations relating to facility size and location, siting criteria, compatible uses, and community use of school facilities. This entire document is attached at the end of this report. For reference purposes, the student generation and enrollment capacity information are below.



Residential Development Impact Statement
Data current as of 10-01-2023

Date	September 16, 2024	Magisterial District(s)	Occoquan
Case Number	REZ2025-00004		
Case Name	King's Grove – First Submission		
Description of Proposed Rezoning			
<ul style="list-style-type: none"> • The application seeks to rezone ±15.48 acres from O(M), Office Medium, B-1, General Business, and A-1, Agricultural, to PMR, Planned Mixed Residential. • The assigned schools affected by this application include Springwoods Elementary School, Beville Middle School, and Gar-Field High School. 			
Description of Impact and Mitigation Information Included in Rezoning Application			
Housing Units in Proposed Rezoning		Students Yielded from Proposed Rezoning	
Single-Family Detached	0	Elementary School	40
Single-Family Attached	37	Middle School	21
Multifamily	202	High School	24
Total	239	Total	85
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
		45	20
		High	Total
		27	92
Developer Proposed Mitigation and Proffer Details			
Rezoning application indicates monetary proffers for Schools.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> • The applicant’s Proffer Statement dated July 24, 2024, indicates a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,255.00 per unit for public school purposes. 			

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

Under the Division's 2023-24 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

Assigned Schools	Available Space			2023-24			2024-25			2028-29		
	Planning Capacity	Program Capacity	Portable Class-rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Springwoods Elementary	---	849	1	900	-51	106.0%	934	-85	110.0%	983	-134	115.8%
Beville Middle	---	1,236	2	1,112	124	90.0%	1,129	103	91.6%	1,235	-3	100.2%
Gar-Field High	2,839	---	0	2,485	354	87.5%	2,449	390	86.3%	2,319	520	81.7%

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

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

Assigned Schools	Available Space			2023-24			2024-25			2028-29		
	Planning Capacity	Program Capacity	Portable Class-rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Springwoods Elementary	---	849	1	900	-51	106.0%	979	-130	115.3%	1,028	-179	121.1%
Beville Middle	---	1,236	2	1,112	124	90.0%	1,149	83	93.3%	1,255	-23	101.9%
Gar-Field High	2,839	---	0	2,485	354	87.5%	2,476	363	87.2%	2,346	493	82.6%

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
 September 16, 2024
 Page 3

Capital Costs	Elementary	Middle	High	
School Cost	\$80,691,675	\$93,272,573	\$202,000,000	
School Capacity	1,050	1,464	1,400	
Per Pupil Cost	\$76,849	\$63,711	\$144,286	
Project's Impact	Elementary	Middle	High	Total
Student yields exceeding capacity	45	20	0	65
Project's Capital Costs	\$3,458,205	\$1,274,220	\$0	\$4,732,425
Monetary proffer contribution total of \$300,000.00 adequately mitigates the Project's Capital Costs			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<small>Note: A supported method for determining appropriate proffer contributions includes calculating the per pupil capital cost by dividing the projected 2028-29 school year cost of constructing a new school (e.g., elementary, middle, and high) by its student capacity. The calculated per pupil capital cost is multiplied by the projected student yields associated with the application that exceed the respective capacities of the assigned schools. Please note that construction costs are projected and updated annually.</small>				

Capital Improvement Program (CIP) Projects (projected completion)	
Elementary School	Occoquan Elementary – Replacement (2025)
Middle School	
High School	14th High School (2029)
<small>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.</small>	

Comments and Concerns
<ul style="list-style-type: none"> • The applicant's method for calculating student yields associated with the project removed "by-right" housing units and those proposed to be affordable dwelling units. As a result, the student yields associated with the project become reduced. PWCS does not support this method, because these units can yield K-12 students. • Projected enrollment at the assigned elementary school and middle school exceeds 100% of capacity before consideration of the anticipated students generated from this application. The addition of anticipated students generated from this application will further exacerbate this condition. However, the approved CIP includes the Occoquan Elementary School Replacement which will provide additional capacity to address overcrowding at the elementary school level. • Projected enrollment at the assigned high school indicates available space for the anticipated students generated from this application.

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, but the approved CIP includes the Occoquan Elementary School Replacement, which will provide additional capacity to address overcrowding at the elementary school level.

- Current and projected enrollment at the assigned middle school and high school indicates available space for the anticipated students generated from this application.

Proposal's Strengths

Monetary Contribution: As proffered, the Applicant shall provide a monetary contribution of \$1,388.89 per market-rate dwelling unit to the Prince William County Public Schools. The Applicant excludes the by-right and affordable dwelling units from the monetary contribution.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

The subject Property is located on the south side of Prince William Parkway, with Black Forest as the main entrance of the proposed development. Access is proposed at the current Black Forest Lane approach to the intersection with Prince William Parkway, opposite Reid's Prospect Drive, and there is a secondary access point at the other end of Black Forest Lane, which is right-in, right-out only at Prince William Parkway.

The Traffic Impact Study (TIS) was provided by Galloway on August 2, 2024. The analysis and study included the 5 existing intersections (below shape):

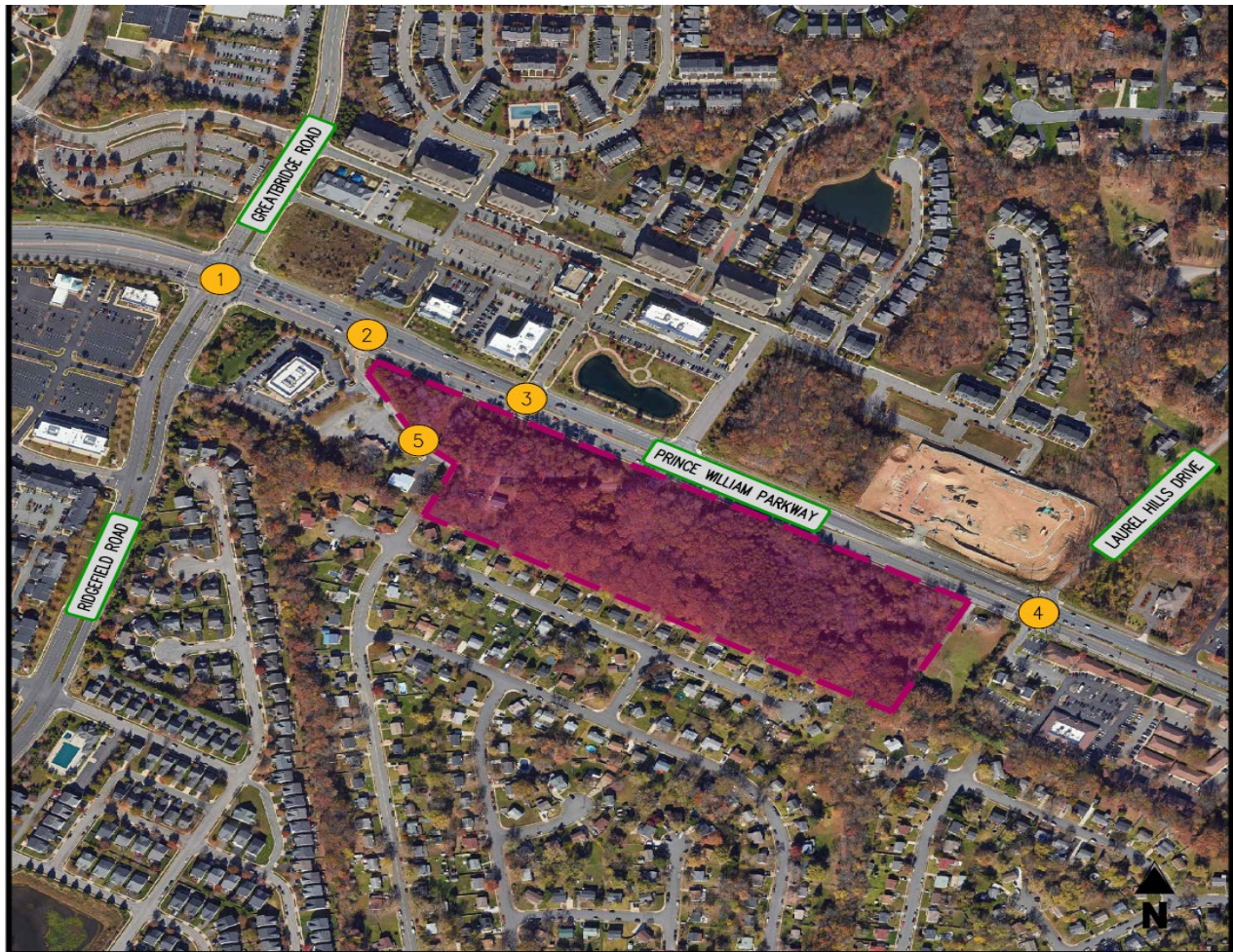


FIGURE 1-1
Site Location & Study Intersections



Trip Generation Analysis:

Table 4-1
King's Grove
Trip Generation Analysis⁽¹⁾

ITE Land Use	Land Use Code	Amount	Units	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Average Daily Trips (Note 2)
				In	Out	Total	In	Out	Total	
Proposed Uses										
2-over-2 (Multifamily Low Rise)	220	202	DU	24	75	99	74	46	120	1,293
Townhouse (Single Family Attached)	210 ⁽³⁾	37	DU	8	26	34	22	14	36	322
Total Residential		239	DU	32	101	133	96	60	156	1,615

Notes(s):

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

Transportation Waivers:

Outstanding Waivers: The applicant has submitted Design and Construction Standards Manual (DCSM) waivers for turn lane requirements, modifications to typical street sections, and parking standards for amenity areas. These waivers are currently under review by PWCDOT and will be recommended for approval as part of the BOCS process.

Proposal's Strengths

- Site 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.
- Traffic Signal: If warranted upon completion of a Signal Justification Analysis, the applicant has proffered to fully construct a traffic signal at the intersection of Prince William Parkway and Black Forest Lane/Reids Prospect Drive. Currently, this signal is a flashing yellow beacon only.
- Interparcel Connection: If requested by PWCDOT, the applicant has proffered an easement for a potential interparcel connection to GPIN 8193-30-5764, as shown on the MZP.

Proposal's Weaknesses

- None identified

Consistency Recommendation

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

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families, and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey and the community conversations, seven focus or goal areas were identified for the 2025-2028 Strategic Plan: Health, well-being, and Human Services; Safe and Secure Community; Resilient Economy; Quality Education and Workforce Development; Environmental Conservation; Sustainable Growth; and Transportation and Mobility. It is important to note that no single area is viewed as more critical than another. Rather, each is interrelated and has a direct impact on the other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review

of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of this proposal relating to the Strategic Plan are as follows:

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

Materially Relevant Issues

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

- None identified.

Proffer Issues / Deficiencies

- None identified.

Modifications / Waivers

As proposed in Proffer, the following waivers and modifications to the requirements of the Zoning Ordinance and DCSM are authorized by Section 32-700.25 of the Zoning Ordinance. The Board of County Supervisors may approve or disapprove such a request as specifically identified in the board's motion, in whole or in part. Approval of the subject rezoning shall constitute a waiver/modification in accordance with the following:

Waivers PMR, Planned Mixed Residential development, and DCSM standards:

- A. Modification of the minimum lot width of 20 feet required by Section 32-306.12.F of the Zoning Ordinance to modify and reduce the minimum width of single-family attached units to 16 feet.
- B. Modification of the maximum of 6 single-family attached units per row as required by Section 32-306.12.F of the Zoning Ordinance to modify and permit the maximum number per group not to exceed 7 single-family attached units.
- C. Modification of the minimum building footprint of 720 square feet as required by Section 32-306.12.F of the Zoning Ordinance to modify and permit the building footprint to be reduced to 608 square feet.

Staff Analysis

- D. Modification of Section 32-306.12.F of the Zoning Ordinance to allow a reduction of the minimum setback requirements to permit the following setback minimums, as depicted on the GDP
- E. Modification of Section 32-306.12.6.G of the Zoning Ordinance to allow a reduction of the minimum setback requirements to permit the following setback minimums, as depicted on the GDP
- F. Modification of the maximum fifty-foot building height for multi-family (2 over 2) units as set forth in Section 32-306.12.6. G. of the Zoning Ordinance to 55 feet.
- G. Modification of the maximum thirty-five-foot building height for single-family attached units as set forth in Section 32-306.12.F.3 of the Zoning Ordinance to 45 feet.
- H. Modification of Section 32-250.31.1 of the Zoning Ordinance and 802.10.C, 802.11, Table 8-1, 1003.02, and Table 10-1 of the DCSM requiring a 30 Type B 30 foot buffer and Suburban Parkway 50 foot HCOD buffer respectively, to allow for buffers as shown on the MZP and Design Guidelines which also includes the ability for sidewalks, benches, and public art to be located within the buffer.
- I. Modification of DCSM Section 802.47.A and Table 8-6 to allow sufficient shrubs, bushes, or groundcover for on-lot landscaping where tree planting standards cannot be met.
- J. Modification of Section 32-306.12.6.F of the Zoning Ordinance to eliminate the requirement that one-half of the required open space or 15 percent shall be provided within that phase or section to allow for the open space to be provided as outlined in the proffers.

waivers A, B, C, D, E:

- A. Modification of the minimum lot width of 20 feet required by Section 32-306.12.F of the Zoning Ordinance to modify and reduce the minimum width of single-family attached units to 16 feet.
- B. Modification of the maximum of 6 single-family attached units per row as required by Section 32-306.12.F of the Zoning Ordinance to modify and permit the maximum number per group not to exceed 7 single-family attached units.
- C. Modification of the minimum building footprint of 720 square feet as required by Section 32-306.12.F of the Zoning Ordinance to modify and permit the building footprint to be reduced to 608 square feet.
- D. Modification of Section 32-306.12.F of the Zoning Ordinance to allow a reduction of the minimum setback requirements to permit the following setback minimums, as depicted on the GDP
- E. Modification of Section 32-306.12.6.G of the Zoning Ordinance to allow a reduction of the minimum setback requirements to permit the following setback minimums, as depicted on the GDP

Staff analysis on the waivers:

The proposed 37 townhouses do not fully comply with the PMR development standards for the townhouse. The 16' wide townhouses adjacent to and facing Prince William Parkway do not meet the required setback, and each building footprint is approximately 640 sq. ft., which is 80 sq. ft. below the PMR townhouse standard (the requirement for building footprint for townhouse is 720 sq ft). The Applicant has justified the request by citing the need to provide a variety of housing types, greater design flexibility, and opportunities for more affordable units. While staff would generally prefer 20' wide townhouses to ensure consistency with PMR standards, given the Applicant's justification and the fact that similar waivers have been approved in the past, staff support the requested waivers. The requested waivers for the multifamily buildings generally relate to the standards for G-type(multifamily) houses. The zero-lot-line configuration (with no front setbacks from the street) does not create a substantial deviation from the original standards. Based on the Applicant's justification and the precedent of previously approved waivers of a similar nature, staff supports the requested waivers for the G-type houses

Height Modification Request (Waivers F and G):

F. Modification of the maximum fifty-foot building height for multi-family (2 over 2) units as set forth in Section 32-306.12.6. G. of the Zoning Ordinance to 55 feet.

G. Modification of the maximum thirty-five-foot building height for single-family attached units as set forth in Section 32-306.12.F.3 of the Zoning Ordinance to 45 feet.

As proposed, the Applicant requests building height increases for the single-family detached units (townhomes) from 35 feet to 45 feet and for multifamily from 50 feet to 55 feet.

In accordance with Section 32-300.05 of the Zoning Ordinance, the Board of County Supervisors may, by approval of a proffered rezoning or special use permit, approve a structure with a height greater than any specific limitation and the Board of County Supervisors shall be satisfied that the proposed height shall not have a substantial adverse impact on the light and air of adjacent and nearby properties.

Staff Support the requested waiver: The proposed residential layout, bounded by Prince William Parkway, Black Forest Road, and internal roadways, incorporates private streets, green open spaces, and buffer areas that provide appropriate separation between buildings. This configuration promotes adequate air and light circulation and reduces the potential for adverse impacts on adjacent properties.

The proposed building height is necessary to accommodate the two- and three-bedroom units and is appropriate for the surrounding neighborhood. Furthermore, the site's proximity to the highway supports the proposed height, as taller structures help buffer noise from traffic while maintaining compatibility with nearby developments. The Applicant also proffers to conduct a noise study as necessary, further mitigating any potential impacts from street noise and ensuring a suitable living environment for future residents. However, the Applicant will need to coordinate with the Fire Marshal's Office to discuss the proposed building height for the project. The Applicant will continue to work with the Fire Marshal's Office as part of this application process and/or site plan review to obtain all the written certifications needed. No impacts are anticipated, but this will be addressed and confirmed during the site/subdivision plan review process.

The waivers of H, I, and J

H. Modification of Section 32-250.31.1 of the Zoning Ordinance and 802.10.C, 802.11, Table 8-1, 1003.02, and Table 10-1 of the DCSM requiring a 30 Type B 30 foot buffer and Suburban Parkway 50 foot HCOD buffer respectively, to allow for buffers as shown on the MZP and Design Guidelines which also includes the ability for sidewalks, benches, and public art to be located within the buffer.

H) Staff does not support the requested modification: The Applicant requests a reduction of required buffers along Prince William Parkway (HCOD) and adjacent properties to the south, east, and a portion of west of the proposed development. The required buffer along Prince William Parkway that is in the Highway Corridor Overlay District (HCOD) is 50 feet, while the Applicant proposes 40 feet. In this area, the Applicant has incorporated a trail and retained portions of the previously developed green space. The Environmental Staff Division does not support the reduced buffer along Prince William Parkway. More details are outlined in the relevant section of the staff report.

I. Modification of DCSM Section 802.47.A and Table 8-6 to allow sufficient shrubs, bushes, or groundcover for on-lot landscaping where tree planting standards cannot be met.

I) The Applicant requests a waiver from the tree-planting requirements of the landscaping regulations. Due to the reduced setbacks previously approved, there is insufficient space to accommodate tree plantings. Instead, the Applicant proposes landscaping with shrubs and grass in these areas. In comparison, this alternative does not provide the same environmental and aesthetic benefits as tree plantings. Applicant has proffered that landscaping will be provided in substantial conformance with the Land Use & Site Layout Plan and Buffer & Amenities Plan. Additionally, a

minimum of 85% of new plantings will consist of species native to Virginia. Staff acknowledge the site constraints and support the requested waiver.

J. Modification of Section 32-306.12.6.F of the Zoning Ordinance to eliminate the requirement that one-half of the required open space or 15 percent shall be provided within that phase or section to allow for the open space to be provided as outlined in the proffers.

J) *The Applicant requests a modification of Section 32-306.12.6.F of the Zoning Ordinance to eliminate the requirement that one-half of the required open space, or 15 percent, be provided within each phase or section of development. Instead, the Applicant proposes to provide open space as outlined in the proffers. Staff support this modification, as the proffered open space plan ensures that the general open space requirement will be met and provides flexibility for site design while still achieving the intent of the ordinance.*

The Waiver of Transportation:

The list below contains the requested waivers for transportation that are currently under review by the PWCDOT.

- WAI2026-00024 to reduce turn lane standards
- WAI2026-00032 to modify parking standards near amenities
- WAI2026-00033 to modify UA-1 street section
- WAI2026-00034 to modify UAS-1 street section
- WAI2026-00035 to modify MF-1 street section

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
- PWC Building Official
- PWC Development Services – Land Development / Zoning & Proffer Administration
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Housing & Community Development
- PWC Parks & Recreation
- PWC Planning Office – Case Manager / Long-Range Planning
- PWC Police / Crime Prevention

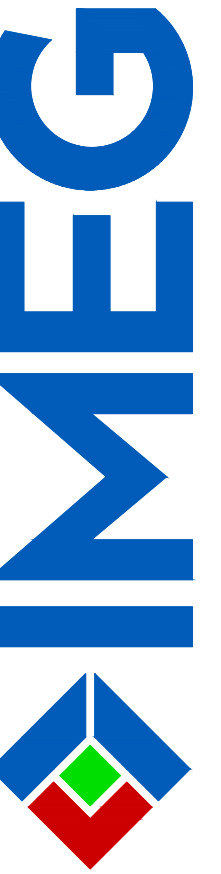
Staff Analysis

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

MASTER ZONING PLAN REZ#: 2025-00004

KING'S GROVE

OCCOQUAN MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA



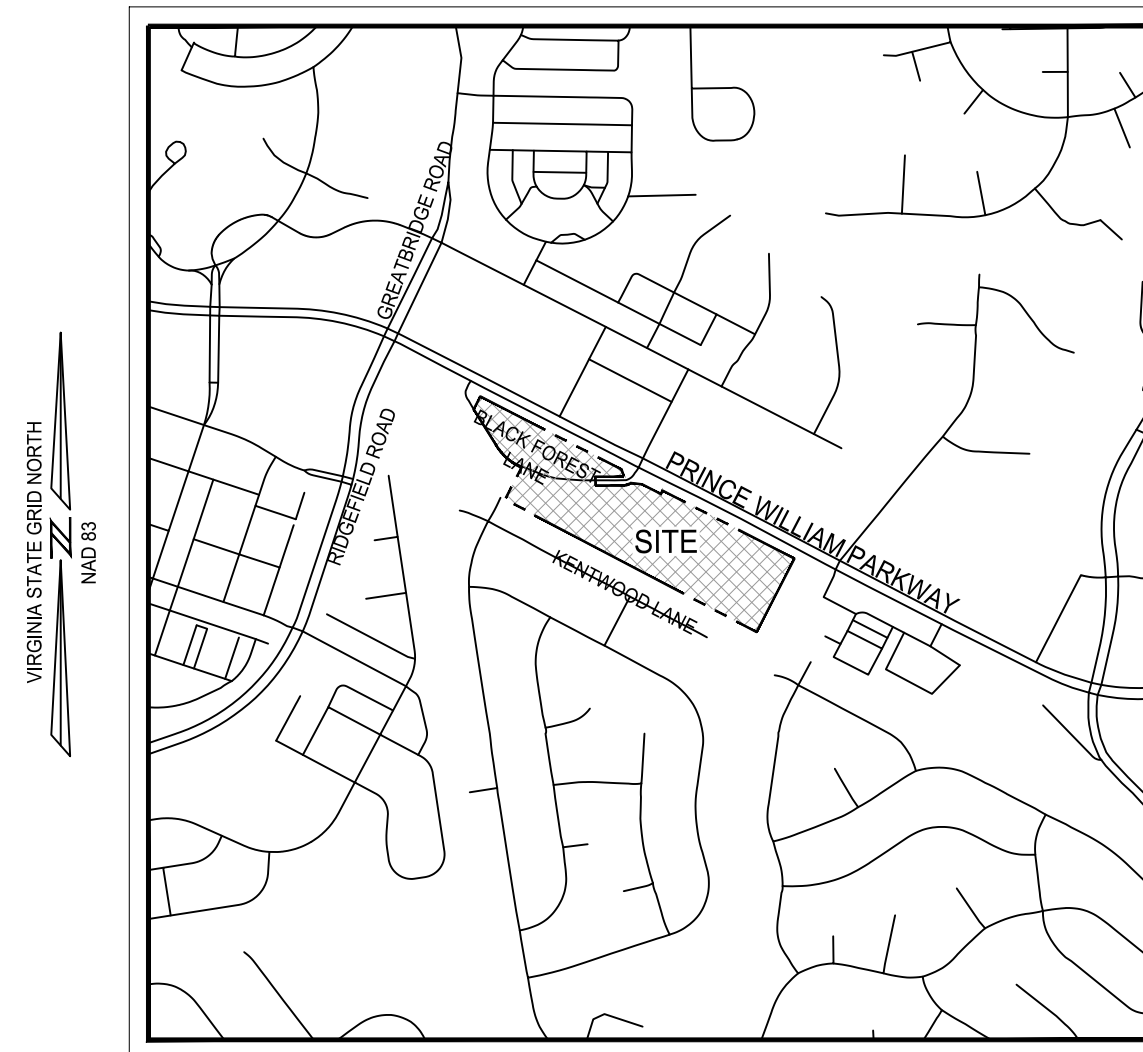
9301 Innovation Dr, Suite 150
Manassas, VA 20110 P 703.393.9887
engineering • surveying • land planning

PLAN NOTES:

- THE APPLICANT REQUESTS THE APPROVAL OF THIS APPLICATION TO REZONE THE SUBJECT PROPERTY TO THE PLANNED MIXED RESIDENTIAL (PMR) ZONING DISTRICT, T-4 TRANSECT.
- THE SUBJECT PROPERTY IS IDENTIFIED BY THE PRINCE WILLIAM COUNTY ASSESSOR AS FOLLOWS:

GPIN	STREET ADDRESS	OWNER	INSTRUMENT NO.	SIZE (ACRES)	CURRENT ZONING	CURRENT USE
8193-30-0793	4471 PRINCE WILLIAM PKWY	JYOTSNA GUPTA TR	202109100104923	±9.28	B-1	VACANT
8193-21-4716	12780 BLACK FOREST LN	BLACK FOREST RD LLC	201709120069134	±1.84	A-1	VACANT
8193-21-2423	12760 BLACK FOREST LN	BLACK FOREST ROAD LLC	202406140031016	±.96	A-1	SFD
8193-21-3045	4575 PRINCE WILLIAM PKWY	LOTSHAN PROPERTIES LLC	201302250019715	±3.24	O(M)	VACANT
R.O.W.		ABANDONMENT		±0.16		

- AREA SUBJECT TO REZONING APPLICATION: ± 15.48 ACRES.
- THE SUBJECT PROPERTY IS LOCATED IN THE OCCOQUAN MAGISTERIAL DISTRICT.
- BOUNDARY INFORMATION OBTAINED FROM A FIELD SURVEYS COMPLETED BY SCHOOLS & TOWNSEND P.C. ON DECEMBER 9, 2021 AND BY CRES SURVEYS ON JANUARY 12, 2023, JANUARY 11, 2024, AND APRIL 11, 2024.
- TOPOGRAPHIC INFORMATION WAS TAKEN FROM A FIELD RUN SURVEY COMPLETED BY MCKENZIE SNYDER ON JANUARY 15, 2023.
- HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983, NORTH, AS ESTABLISHED BY A CURRENT GPS SURVEY.
- THE PROPERTY SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 51153C0211D AND 51153C212D, REVISED ON 01/05/95. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT (SUBURBAN PARKWAY).
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE.
- THE DEPICTED PROPOSED BUILDING FOOTPRINT(S) ARE PRELIMINARY. THE FINAL BUILDING FOOTPRINT(S) SHALL BE DETERMINED AT THE TIME OF SITE PLAN SUBJECT TO THE MAXIMUM DENSITY ALLOWED BY THE APPROVED PROFFER STATEMENT.
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE DESIGN & CONSTRUCTION STANDARDS MANUAL (DCSM) OR AS OTHERWISE SHOWN HEREIN OR PROFFERED. SEE SHEET C300 FOR ADDITIONAL INFORMATION.
- THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER (PWCSA).
- ANY EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH PRINCE WILLIAM COUNTY HEALTH DEPARTMENT REQUIREMENTS.
- ALL EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY SHALL BE DEMOLISHED.
- SEE SHEET C100 FOR ADDITIONAL INFORMATION CONCERNING THE PROPOSED SITE DESIGN.
- SEE SHEET C200 FOR ADDITIONAL INFORMATION CONCERNING PROPOSED DWELLING UNITS, LOT COVERAGE, AND OTHER LAND USE TABULATIONS.
- SEE SHEET C400 FOR ADDITIONAL INFORMATION CONCERNING PROPOSED BUILDING TYPES AND OTHER DEVELOPMENT REQUIREMENTS.
- THE SUBJECT PROPERTIES FALL WITHIN THE GOVERNMENT COMPLEX ACTIVITY CENTER, AND THE PLANNED MIXED-USE, TRANSECT 4 LAND USE.



1000 500 0 1000 2000
GRAPHIC SCALE
1"=1,000'

SHEET INDEX

SHEET #	SHEET TITLE
C000	COVER SHEET
C100	EXISTING CONDITIONS
C200	LAND USE & SITE LAYOUT PLAN
C300	BUFFER & AMENITIES PLAN
C400	TRANSPORTATION & UTILITY PLAN

APPLICANTS:
JR REAL ESTATE GROUP
10300 EATON PLACE, SUITE 240
FAIRFAX, VIRGINIA 22030

LAND USE ATTORNEY:
WALSH, COLUCCI, LUBELY, AND WALSH P.C.
4310 PRINCE WILLIAM PARKWAY, SUITE 300
PRINCE WILLIAM, VIRGINIA 22192
PH: (703)-680-4664

CIVIL ENGINEER / LAND PLANNING:
IMEG CONSULTANTS CORP.
9301 INNOVATION DRIVE, SUITE 150 MANASSAS,
VIRGINIA 20110
PH: (703) 393-9887

TRAFFIC ENGINEER:
GALLOWAY & COMPANY, INC.
MANASSAS, VIRGINIA
PH: (571) 569-6680

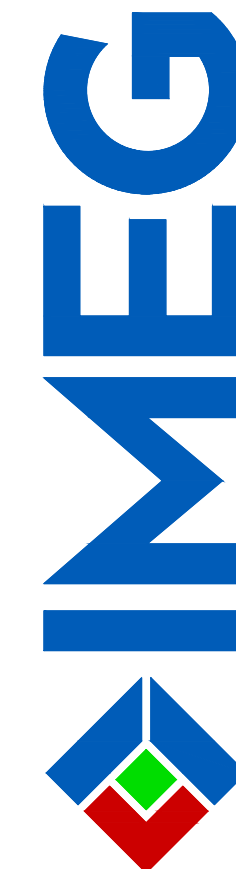
KING'S GROVE
OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
	2025-01-17	2ND SUBMISSION
	2025-05-16	3RD SUBMISSION
	2025-07-30	4TH SUBMISSION
	2025-08-05	PC SUBMISSION

PROJECT No.: 23122.001.00
DRAWING No.: 112709
DATE: 07/24/2024
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED: SG

SHEET TITLE:
COVER SHEET

SHEET No.
C000



9301 Innovation Dr, Suite 150
 Manassas, VA 20110 P 703.993.9887
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KINGS GROVE

OCOQUAN MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
	2025-01-17	2ND SUBMISSION
	2025-05-16	3RD SUBMISSION
	2025-07-30	4TH SUBMISSION
	2025-08-05	PC SUBMISSION

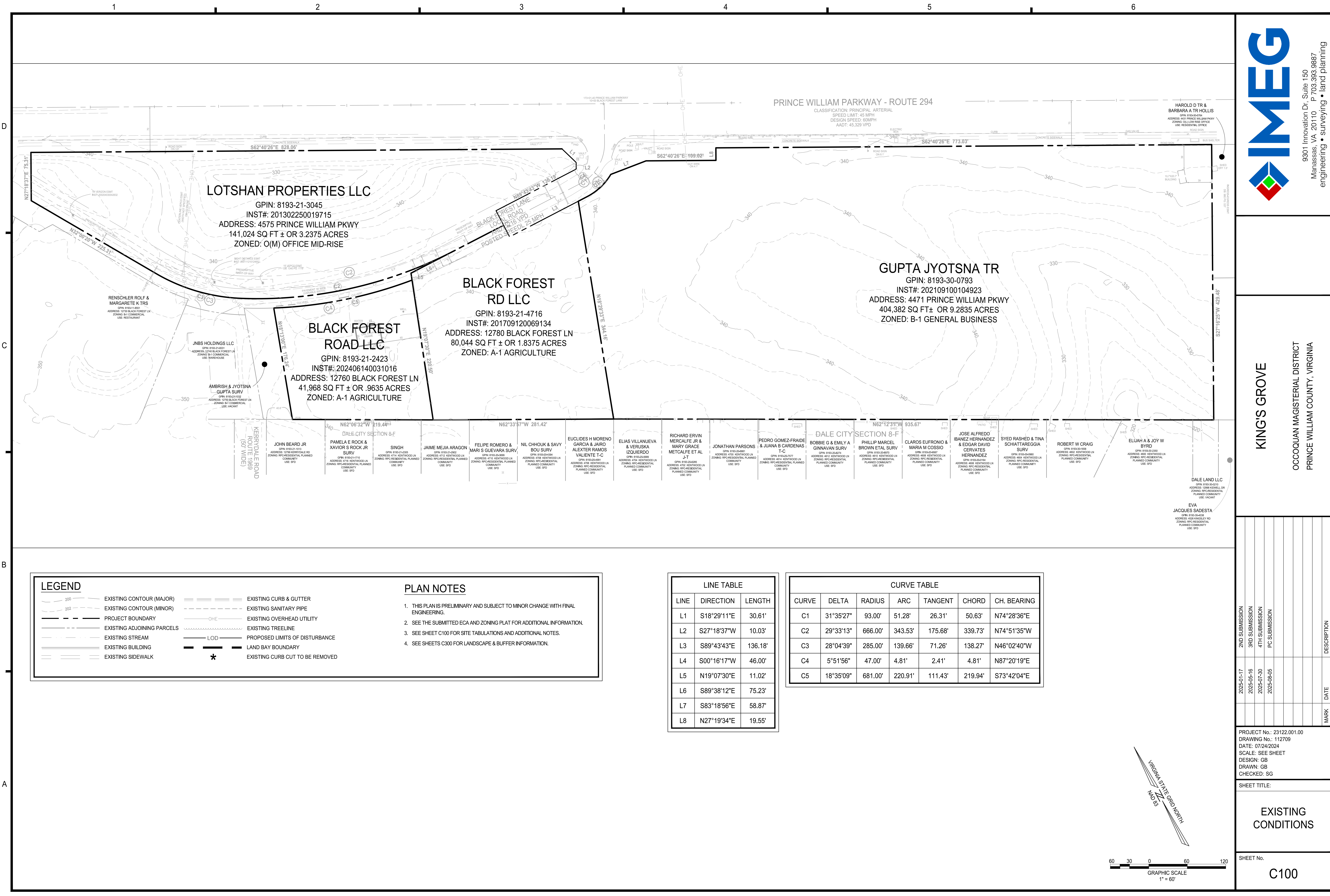
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 DRAWING No.: 112709
 DATE: 07/24/2024
 SCALE: SEE SHEET
 DESIGN: GB
 DRAWN: GB
 CHECKED: SG

SHEET TITLE:

**EXISTING
 CONDITIONS**

SHEET No.

C100



LOTSHAN PROPERTIES LLC
 GPIN: 8193-21-3045
 INST#: 201302250019715
 ADDRESS: 4575 PRINCE WILLIAM PKWY
 141,024 SQ FT ± OR 3.2375 ACRES
 ZONED: O(M) OFFICE MID-RISE

BLACK FOREST RD LLC
 GPIN: 8193-21-4716
 INST#: 201709120069134
 ADDRESS: 12780 BLACK FOREST LN
 80,044 SQ FT ± OR 1.8375 ACRES
 ZONED: A-1 AGRICULTURE

GUPTA JYOTSNA TR
 GPIN: 8193-30-0793
 INST#: 202109100104923
 ADDRESS: 4471 PRINCE WILLIAM PKWY
 404,382 SQ FT ± OR 9.2835 ACRES
 ZONED: B-1 GENERAL BUSINESS

BLACK FOREST ROAD LLC
 GPIN: 8193-21-2423
 INST#: 202406140031016
 ADDRESS: 12760 BLACK FOREST LN
 41,968 SQ FT ± OR .9635 ACRES
 ZONED: A-1 AGRICULTURE

LEGEND

- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- PROJECT BOUNDARY
- EXISTING ADJOINING PARCELS
- EXISTING STREAM
- EXISTING BUILDING
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING SANITARY PIPE
- EXISTING OVERHEAD UTILITY
- EXISTING TREELINE
- PROPOSED LIMITS OF DISTURBANCE
- LAND BAY BOUNDARY
- EXISTING CURB CUT TO BE REMOVED

PLAN NOTES

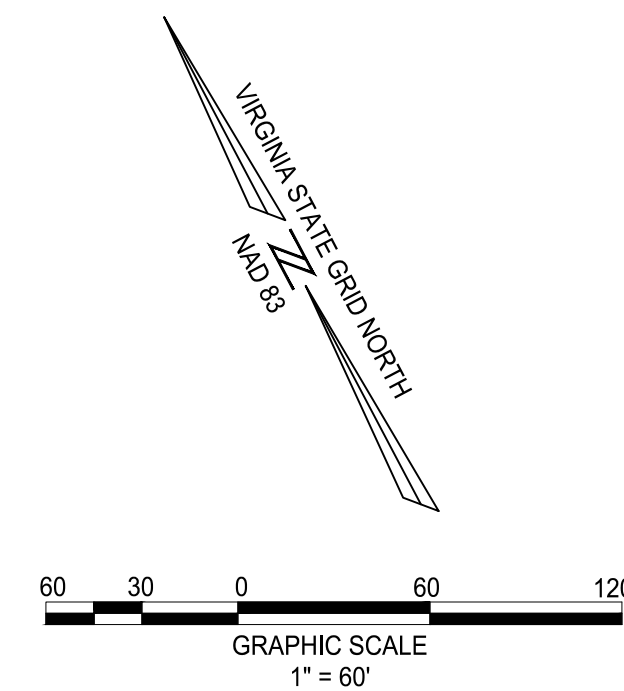
- THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR CHANGE WITH FINAL ENGINEERING.
- SEE THE SUBMITTED ECA AND ZONING PLAT FOR ADDITIONAL INFORMATION.
- SEE SHEET C100 FOR SITE TABULATIONS AND ADDITIONAL NOTES.
- SEE SHEETS C300 FOR LANDSCAPE & BUFFER INFORMATION.

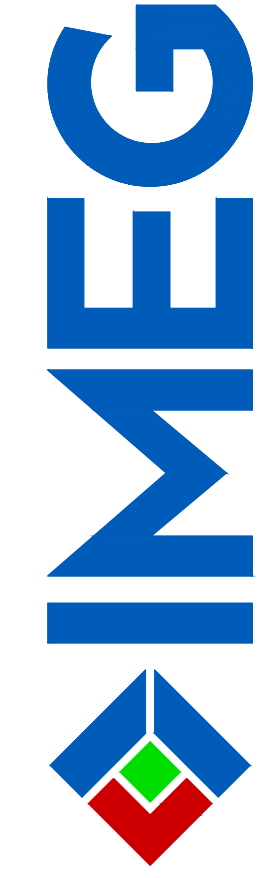
LINE TABLE

LINE	DIRECTION	LENGTH
L1	S18°29'11"E	30.61'
L2	S27°18'37"W	10.03'
L3	S89°43'43"E	136.18'
L4	S00°16'17"W	46.00'
L5	N19°07'30"E	11.02'
L6	S89°38'12"E	75.23'
L7	S83°18'56"E	58.87'
L8	N27°19'34"E	19.55'

CURVE TABLE

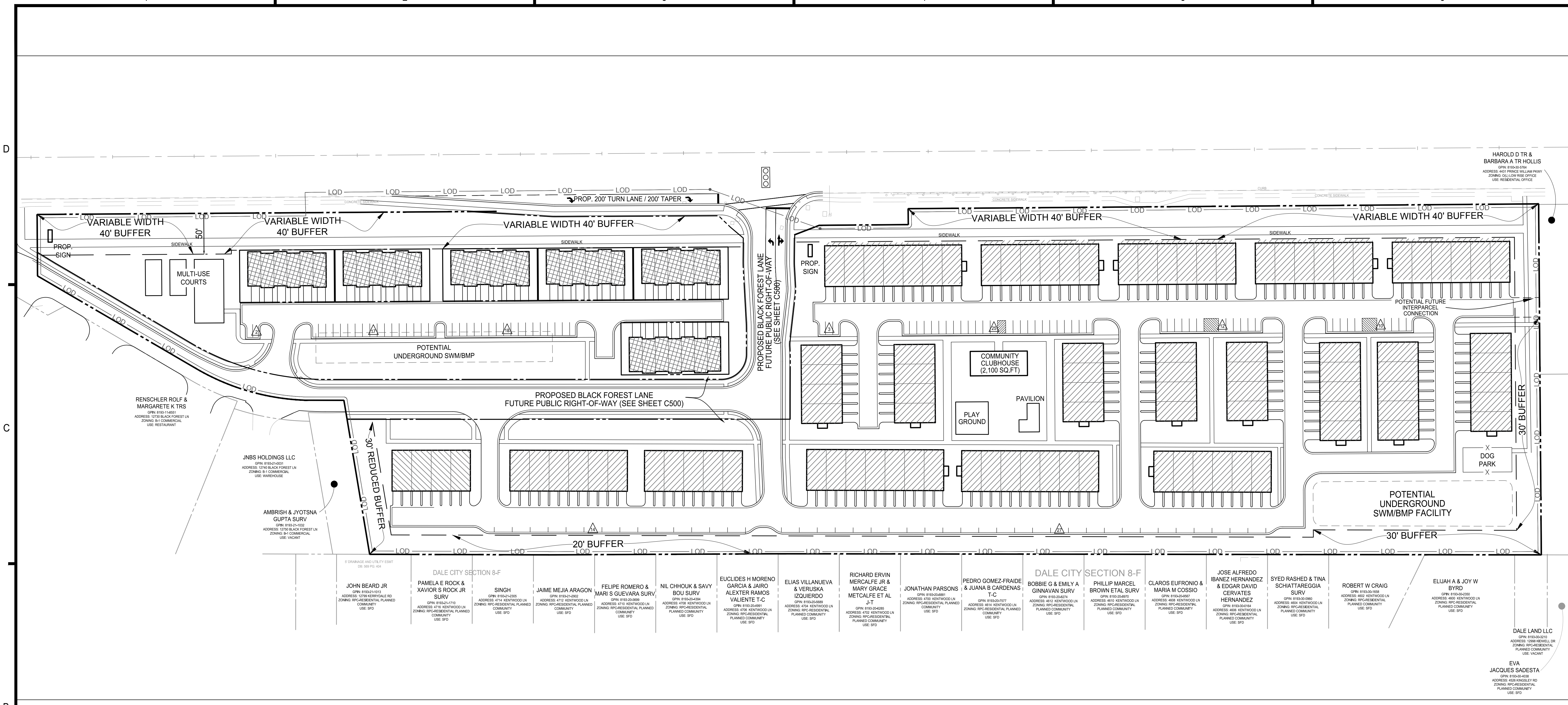
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	31°35'27"	93.00'	51.28'	26.31'	50.63'	N74°28'36"E
C2	29°33'13"	666.00'	343.53'	175.68'	339.73'	N74°51'35"W
C3	28°04'39"	285.00'	139.66'	71.26'	138.27'	N46°02'40"W
C4	5°51'56"	47.00'	4.81'	2.41'	4.81'	N87°20'19"E
C5	18°35'09"	681.00'	220.91'	111.43'	219.94'	S73°42'04"E





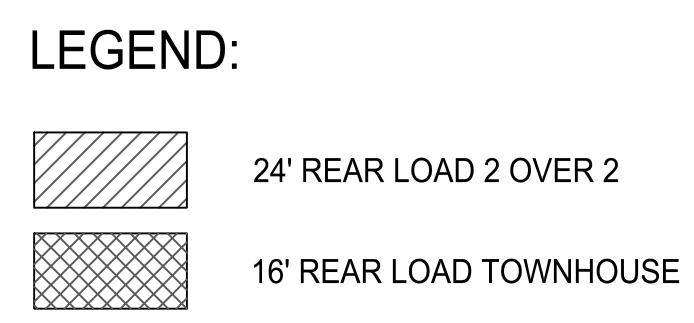
9301 Innovation Dr, Suite 150
Manassas, VA 20110 P 703.393.9887
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KINGS GROVE
OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

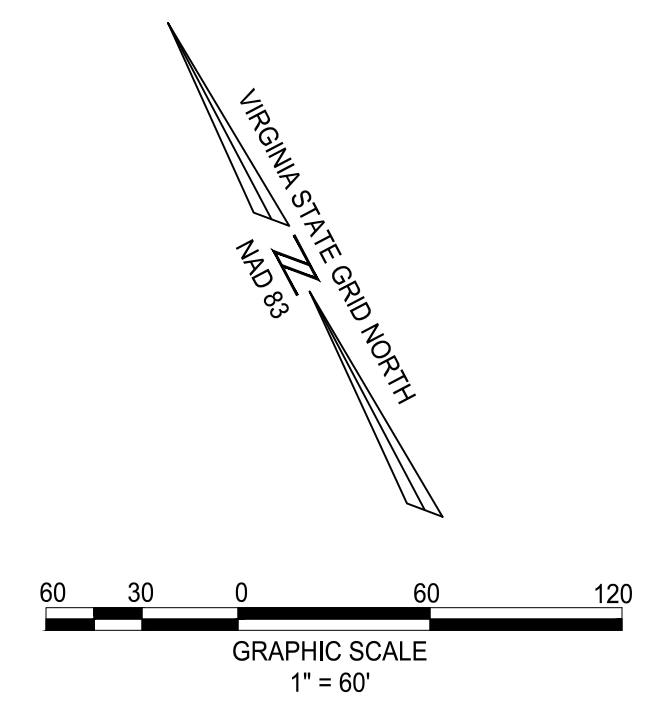


SITE TABULATIONS

SITE AREA:	±15.48 ACRES
PROPOSED DWELLING UNITS:	239 D.U.
MULTIFAMILY STACKED (2 OVER 2)	202 D.U. (101 BASE UNITS)
16' TOWNHOUSES	37 D.U.
PROPOSED DENSITY:	15.44 D.U. PER ACRE
MAXIMUM LOT COVERAGE (%):	70% (30% OPEN SPACE)
MAXIMUM LOT COVERAGE (SQ. FT.):	±472,016 SQ. FT.
PARKING REQUIREMENT (PER DCSM):	570 TOTAL SPACES
MULTI-FAMILY	2.2 SPACE PER UNIT
TOWNHOUSE (1 CAR GARAGE)	2.75 SPACE PER UNIT
COMMUNITY CLUBHOUSE	1 SPACE PER 150 NET SQ.FT. (11 SPACES)
MULTI-USE COURTS	4 SPACES PER COURT (12 SPACES)
PROPOSED PARKING:	606 SPACES
MULTIFAMILY	404 SPACES
TOWNHOUSE	74 SPACES
COMMUNITY CLUBHOUSE	11 SPACES
MULTI-USE COURTS	12 SPACES
VISITOR PARKING	105 SPACES



- SITE NOTES:**
- THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 - SIGNAGE LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 - SWM LOCATION, SIZE AND TYPE SUBJECT TO CHANGE WITH FINAL ENGINEERING.



2ND SUBMISSION 2025-01-17

3RD SUBMISSION 2025-05-16

4TH SUBMISSION 2025-07-30

PC SUBMISSION 2025-08-05

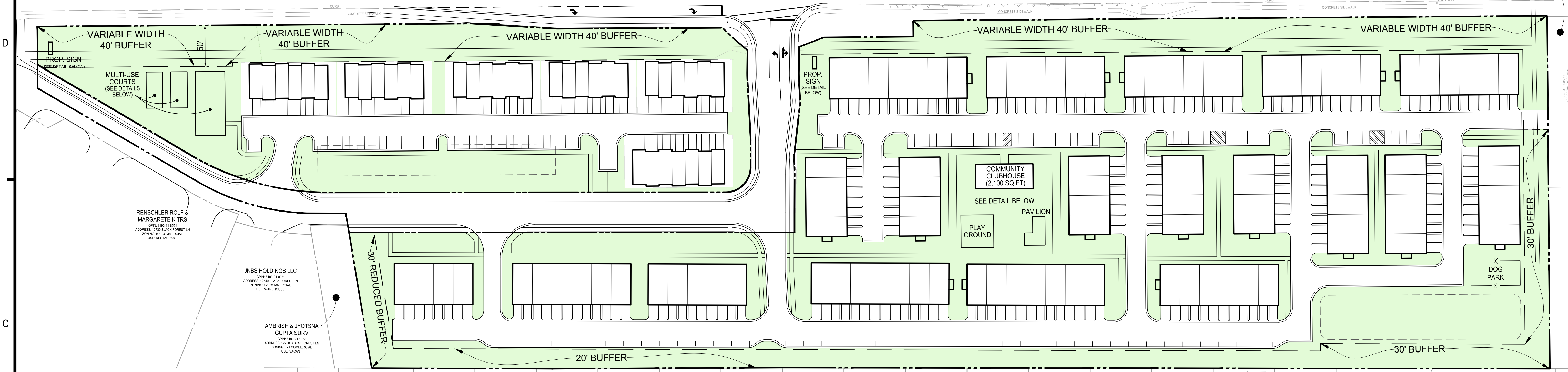
PROJECT No.: 23122.001.00
DRAWING No.: 112709
DATE: 7/24/2024
SCALE: SEE SHEET
DESIGN: GB
DRAWN: GB
CHECKED: SG

LAND USE & SITE LAYOUT PLAN

SHEET No.
C200

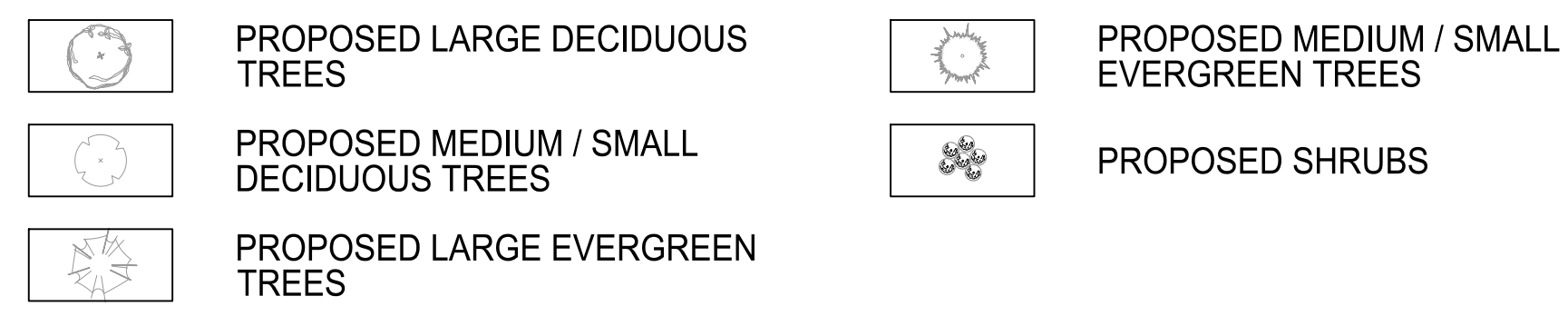
PRINCE WILLIAM PARKWAY - ROUTE 294
 CLASSIFICATION: PRINCIPAL ARTERIAL
 SPEED LIMIT: 45 MPH
 DESIGN SPEED: 60MPH

PROPOSED
 OPEN SPACE

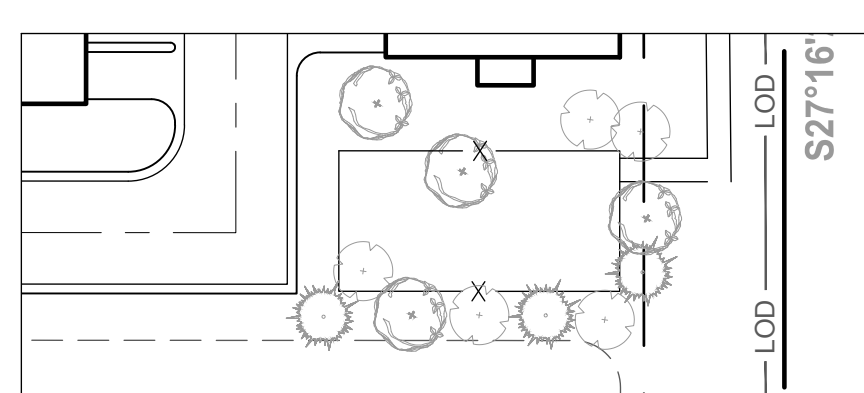


JOHN BEARD JR GPN 818241013 ADDRESS: 1070 BLACK FOREST LN ZONING: RP-RESIDENTIAL PLANNED COMMUNITY USE: SPD	DALE CITY SECTION 8-F PAMELA E ROCK & XAVIOR S ROCK JR SURV GPN 818241112 ADDRESS: 474 KENTWOOD LN ZONING: RP-RESIDENTIAL PLANNED COMMUNITY USE: SPD	JAIME MEJIA ARAGON GPN 818241088 ADDRESS: 474 KENTWOOD LN ZONING: RP-RESIDENTIAL PLANNED COMMUNITY USE: SPD	FELIPE ROMERO & MARI S GUEVARA SURV GPN 818240888 ADDRESS: 474 KENTWOOD LN ZONING: RP-RESIDENTIAL PLANNED COMMUNITY USE: SPD	NIL CHHOUK & SANV BOU SURV GPN 818241494 ADDRESS: 474 KENTWOOD LN ZONING: RP-RESIDENTIAL PLANNED COMMUNITY USE: SPD	EUCLIDES H MORENO GARCIA & JAIRO ALEXTER RAMOS VALIENTE T-C GPN 818240488 ADDRESS: 474 KENTWOOD LN ZONING: RP-RESIDENTIAL PLANNED COMMUNITY USE: SPD	ELIAS VILLANUEVA & VERUSKA IZQUIERDO GPN 818240488 ADDRESS: 474 KENTWOOD LN ZONING: RP-RESIDENTIAL PLANNED COMMUNITY USE: SPD	RICHARD ERVIN MERCALFE JR & MARY GRACE METCALFE ET AL GPN 818240488 ADDRESS: 474 KENTWOOD LN ZONING: RP-RESIDENTIAL PLANNED COMMUNITY USE: SPD	JONATHAN PARSONS & JUAN B CARDENAS T-C GPN 818240737 ADDRESS: 474 KENTWOOD LN ZONING: RP-RESIDENTIAL PLANNED COMMUNITY USE: SPD	DALE CITY SECTION 8-F BOBBIE G & EMILY A GINNVAN SURV GPN 818240488 ADDRESS: 474 KENTWOOD LN ZONING: RP-RESIDENTIAL PLANNED COMMUNITY USE: SPD	PHILLIP MARCEL BROWN ET AL SURV GPN 818240488 ADDRESS: 474 KENTWOOD LN ZONING: RP-RESIDENTIAL PLANNED COMMUNITY USE: SPD	CLAROS EUFRONIO & MARIA M COSSIO GPN 818240488 ADDRESS: 474 KENTWOOD LN ZONING: RP-RESIDENTIAL PLANNED COMMUNITY USE: SPD	JOSE ALFREDO IBANEZ HERNANDEZ & EDGAR DAVID CERVANTES HERNANDEZ GPN 818240488 ADDRESS: 474 KENTWOOD LN ZONING: RP-RESIDENTIAL PLANNED COMMUNITY USE: SPD	SYED RASHED & TINA SCHATTAREGGIA SURV GPN 818240488 ADDRESS: 474 KENTWOOD LN ZONING: RP-RESIDENTIAL PLANNED COMMUNITY USE: SPD	ROBERT W CRAIG GPN 818240488 ADDRESS: 474 KENTWOOD LN ZONING: RP-RESIDENTIAL PLANNED COMMUNITY USE: SPD	ELIJAH A & JOY W BYRD GPN 818240488 ADDRESS: 474 KENTWOOD LN ZONING: RP-RESIDENTIAL PLANNED COMMUNITY USE: SPD	DALE LAND LLC GPN 818240488 ADDRESS: 474 KENTWOOD LN ZONING: RP-RESIDENTIAL PLANNED COMMUNITY USE: VACANT
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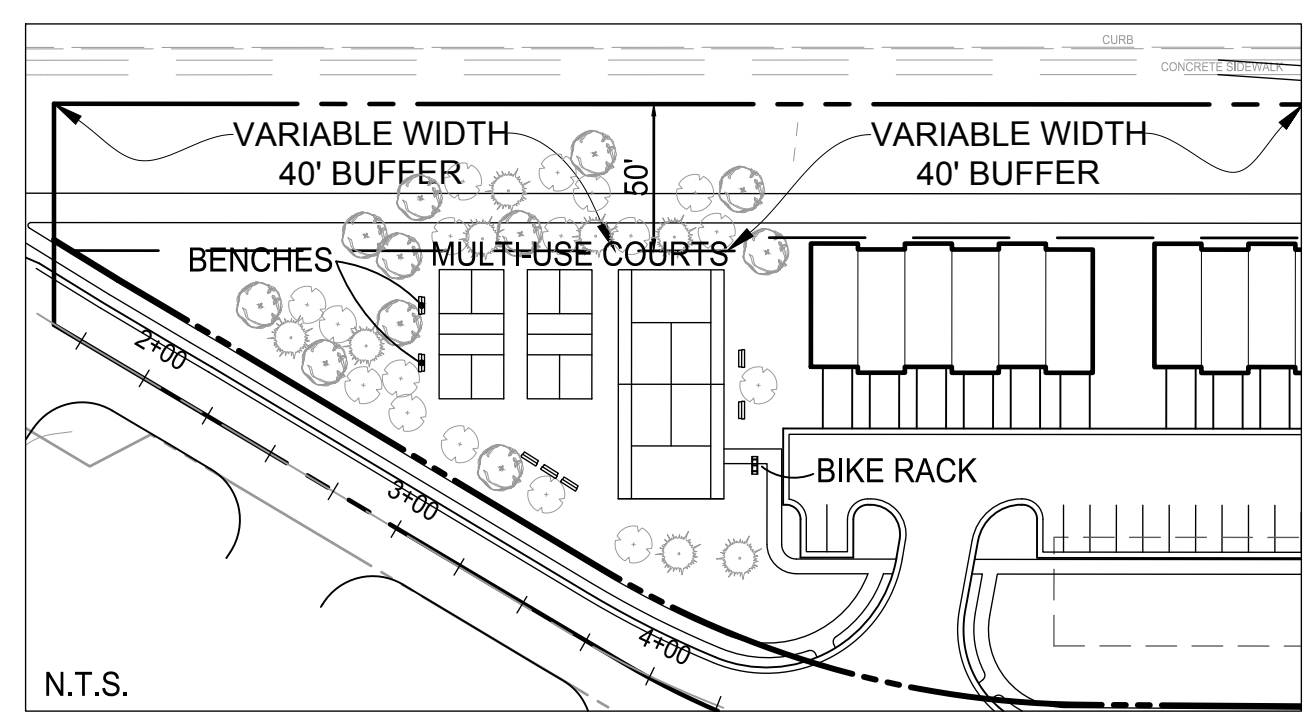
PLANT LEGEND:



DOG PARK:



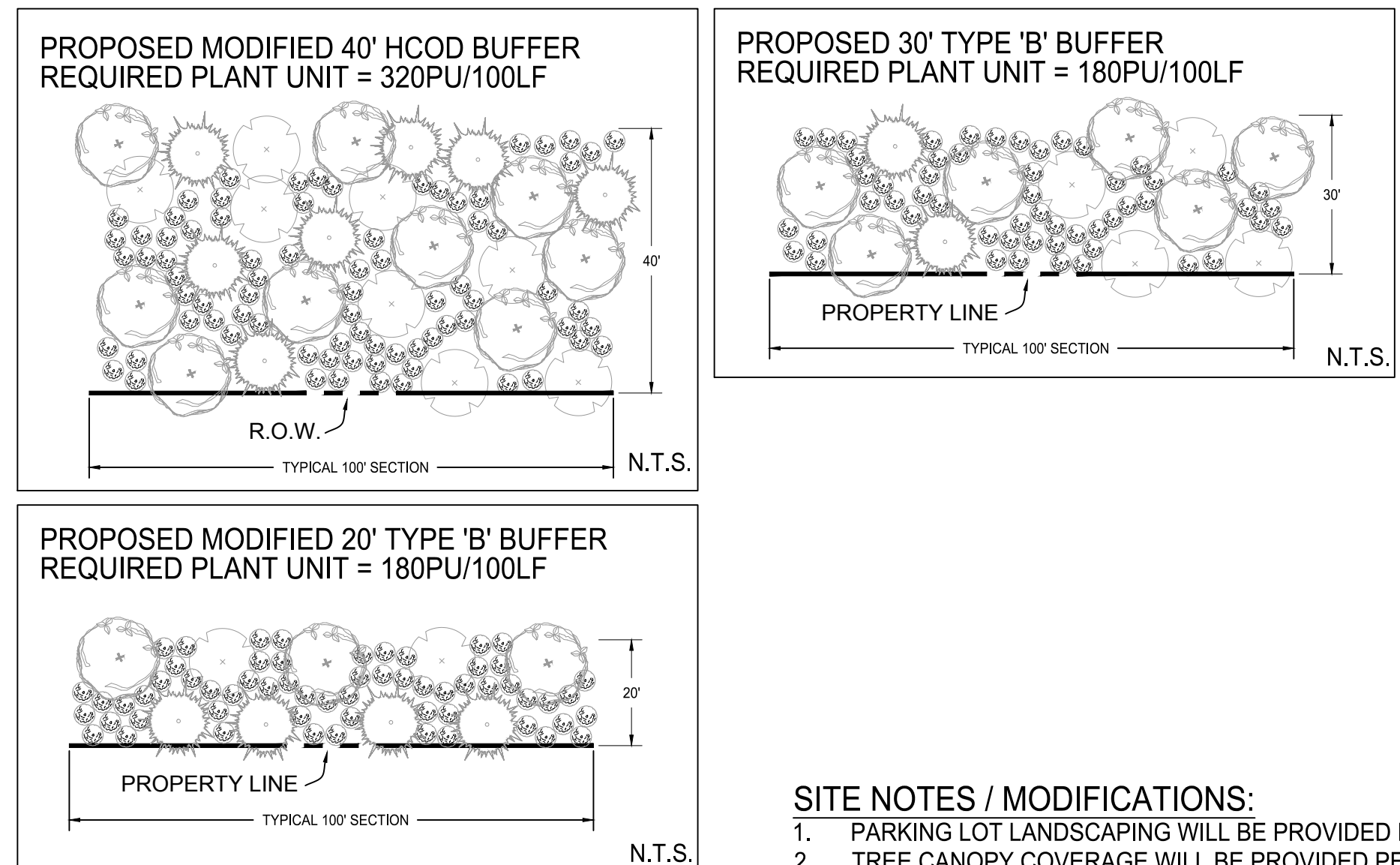
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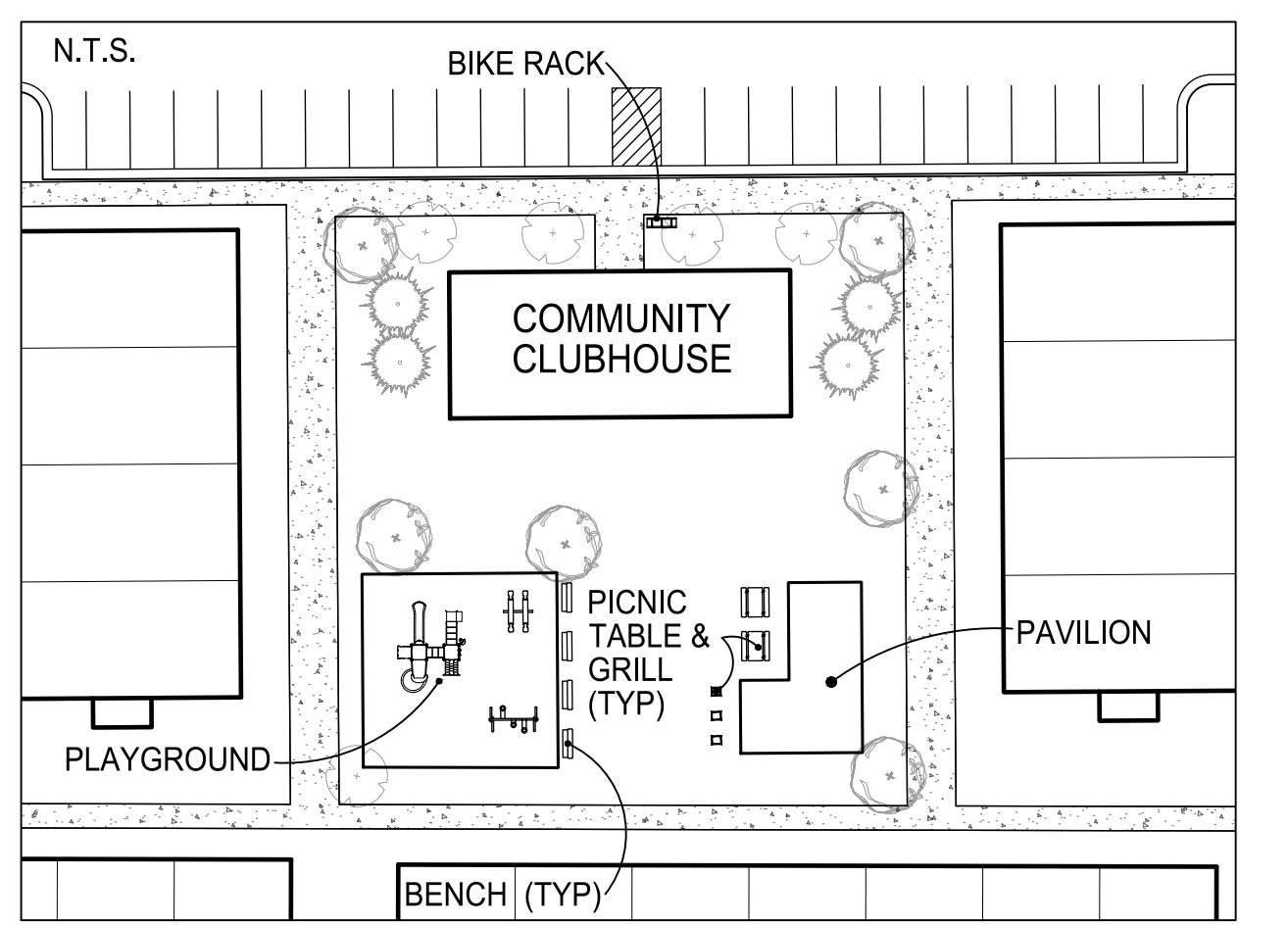
LANDSCAPE REQUIREMENTS	
SITE AREA:	±15.48 ACRES
TREE CANOPY REQUIRED:	±2.30 ACRES (100,101 SQ.FT.)
PROP. MIN. TREE CANOPY:	15% (±2.30 ACRES)
OPEN SPACE REQUIRED:	30% (±4.64 ACRES)

NOTE: TYPICAL SECTIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF SITE PLAN SUBMISSION. TYPICAL SECTIONS ARE ILLUSTRATIVE OF PLANT UNIT COUNTS PER DCSM REQUIREMENTS FOR EACH RESPECTIVE TYPE.

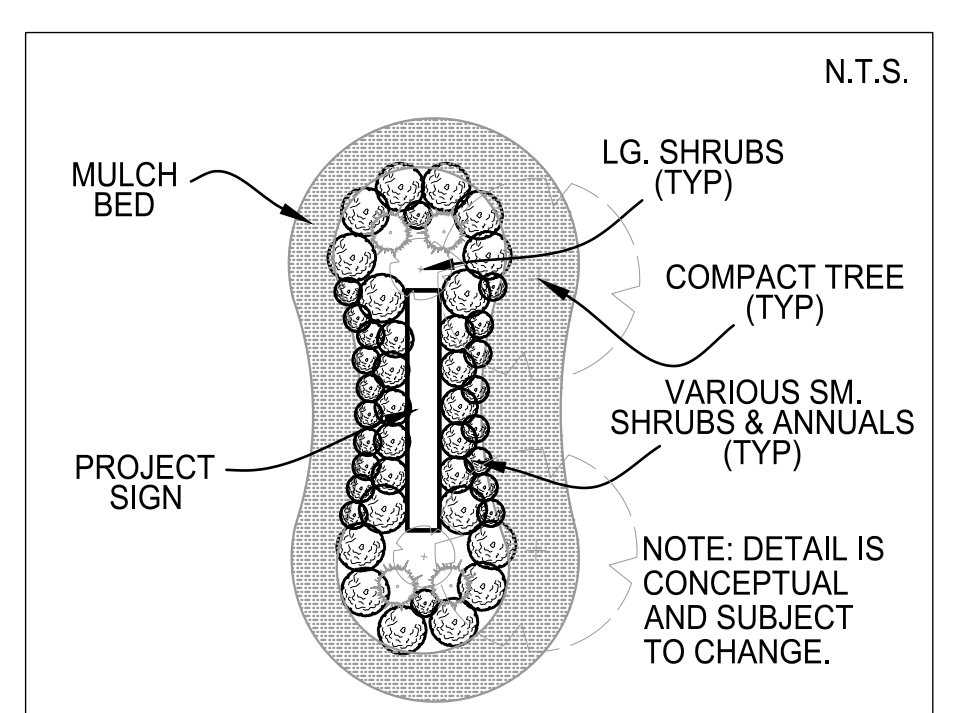
TYPICAL SECTIONS:



COMMUNITY CLUBHOUSE AND GATHERING SPACE:



PROJECT SIGN DETAIL:



SITE NOTES / MODIFICATIONS:

- PARKING LOT LANDSCAPING WILL BE PROVIDED PER DCSM STANDARDS.
- TREE CANOPY COVERAGE WILL BE PROVIDED PER DCSM STANDARDS.
- PLANT UNITS WILL BE PROVIDED ON-LOT TO THE SAME EQUIVALENCY AS TABLE 8-6 OF THE PWC DCSM. ONE SMALL DECIDUOUS OR COMPACT TREE WILL BE PLANTED IN COMMON OPEN SPACE PER INTERIOR UNIT WITHOUT A TREE ON-LOT.



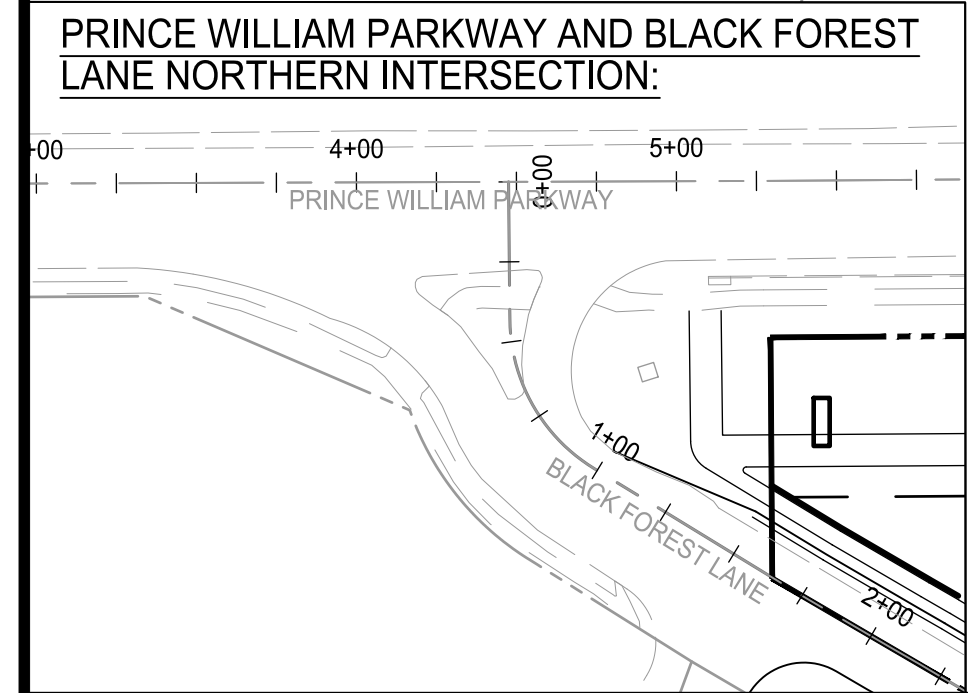
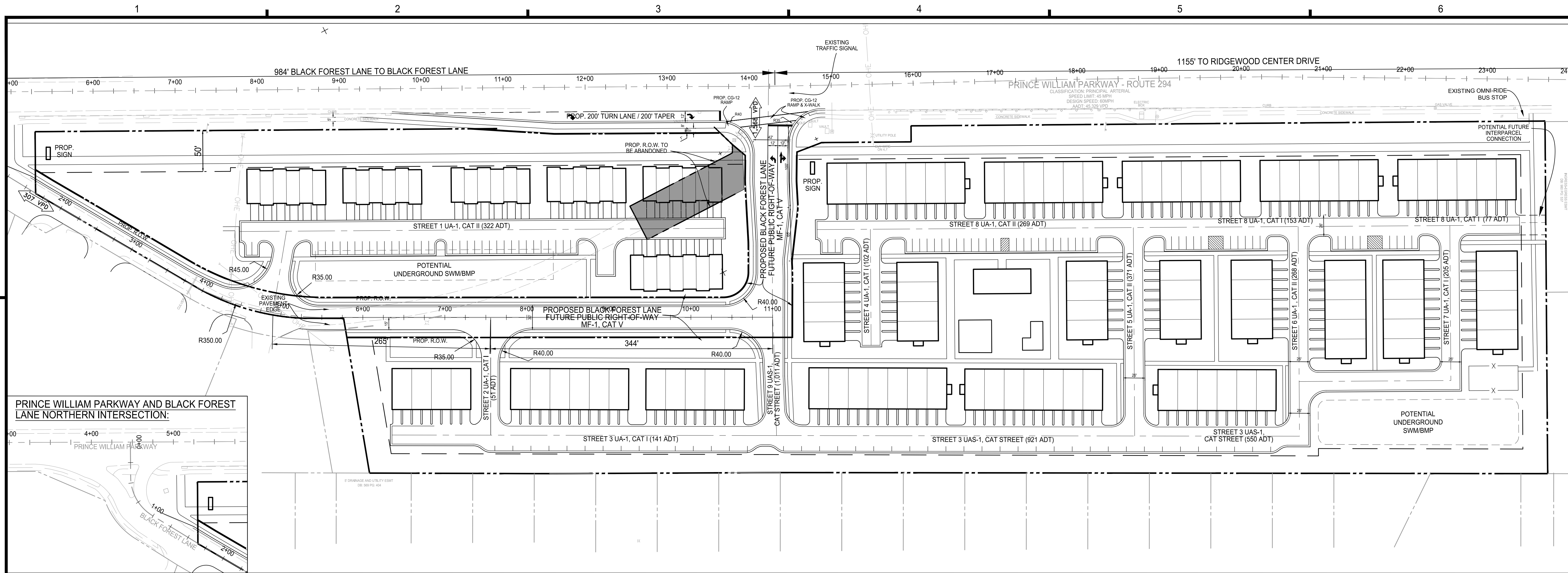
KINGS GROVE
 OCCOQUAN MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
2ND SUBMISSION	2025-01-17	
3RD SUBMISSION	2025-05-16	
4TH SUBMISSION	2025-07-30	
PC SUBMISSION	2025-08-05	

PROJECT No.: 23122.001.00
 DRAWING No.: 112709
 DATE: 07/24/2024
 SCALE: SEE SHEET
 DESIGN: GB
 DRAWN: GB
 CHECKED: SG

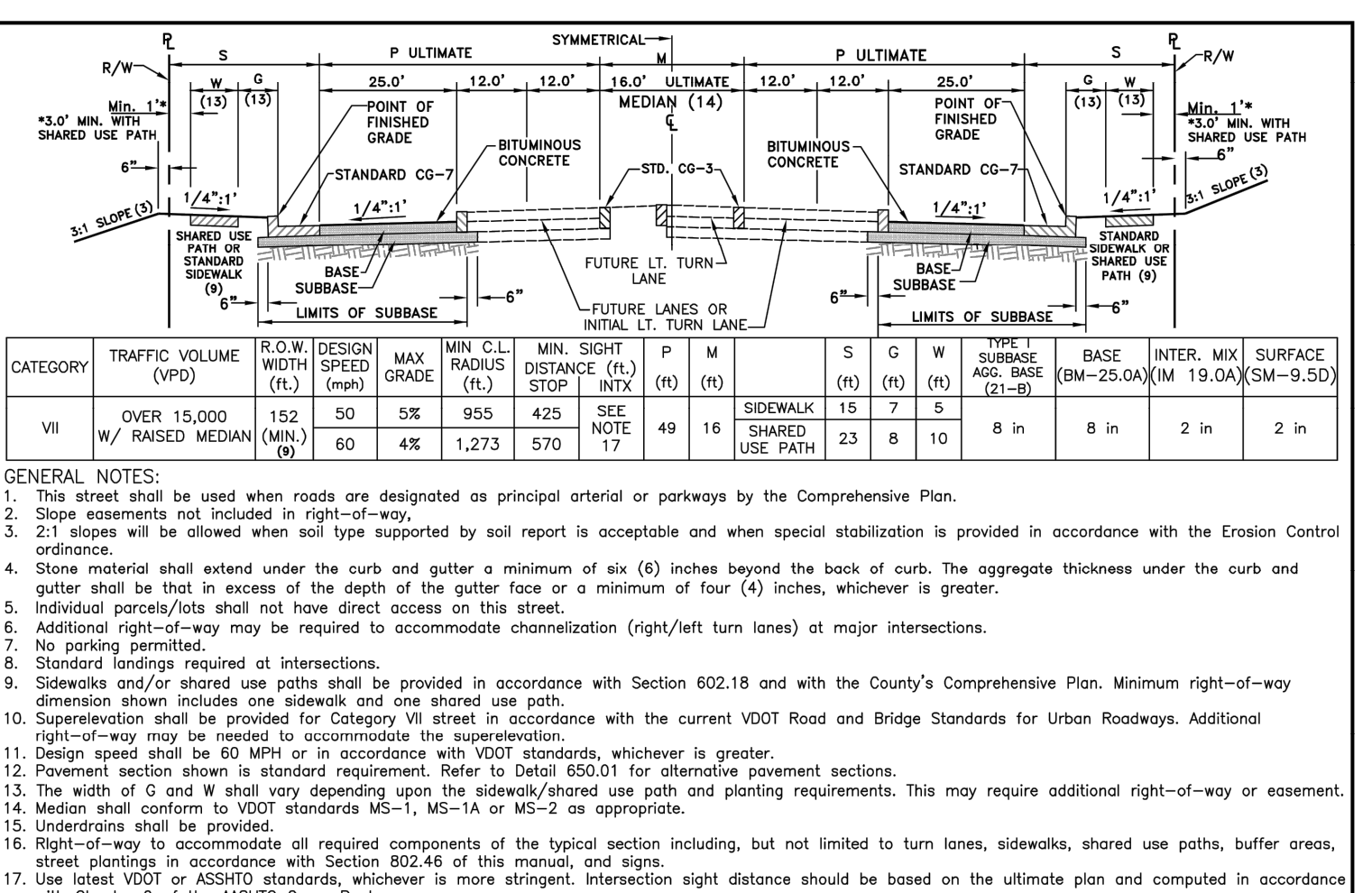
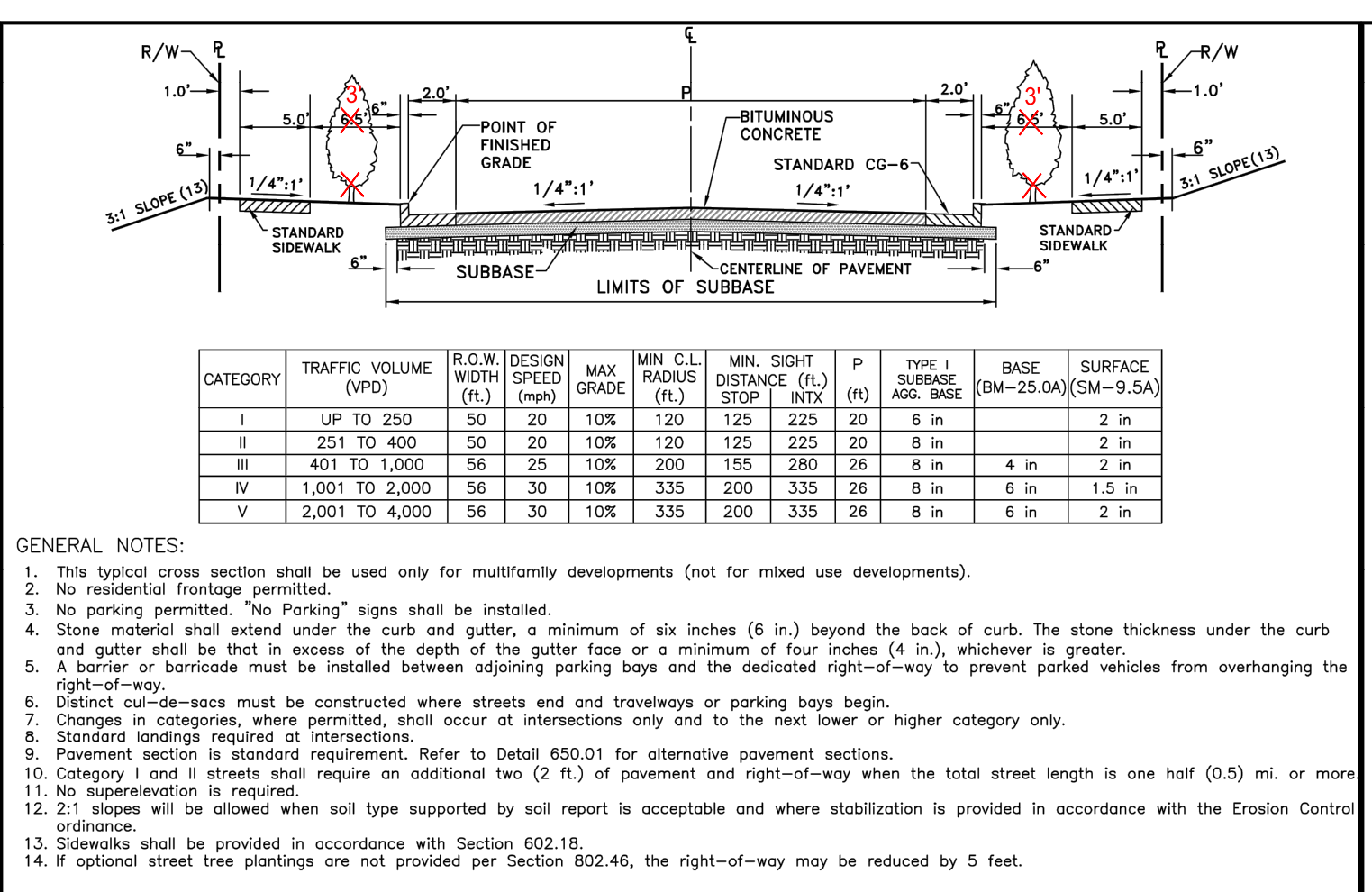
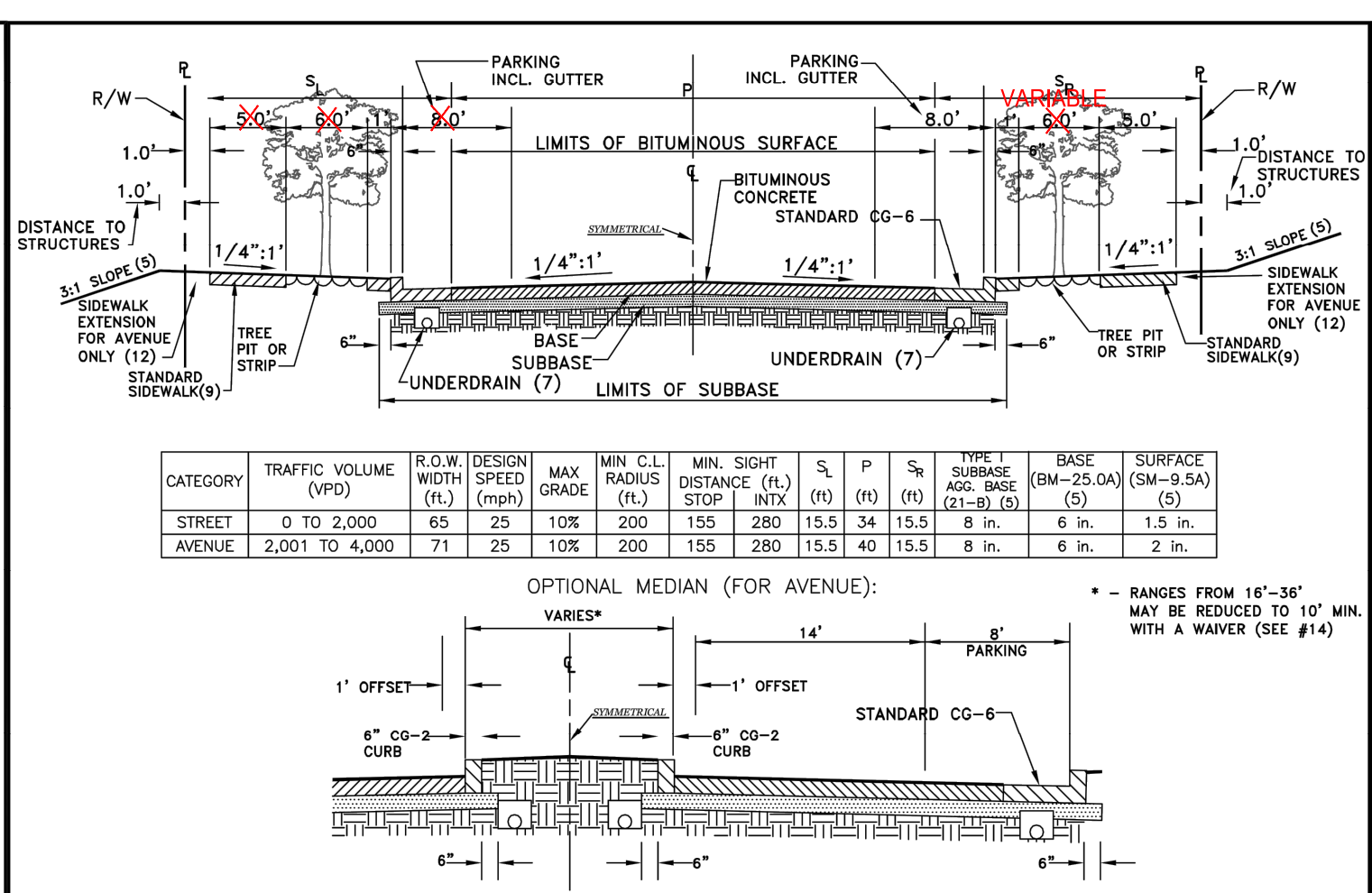
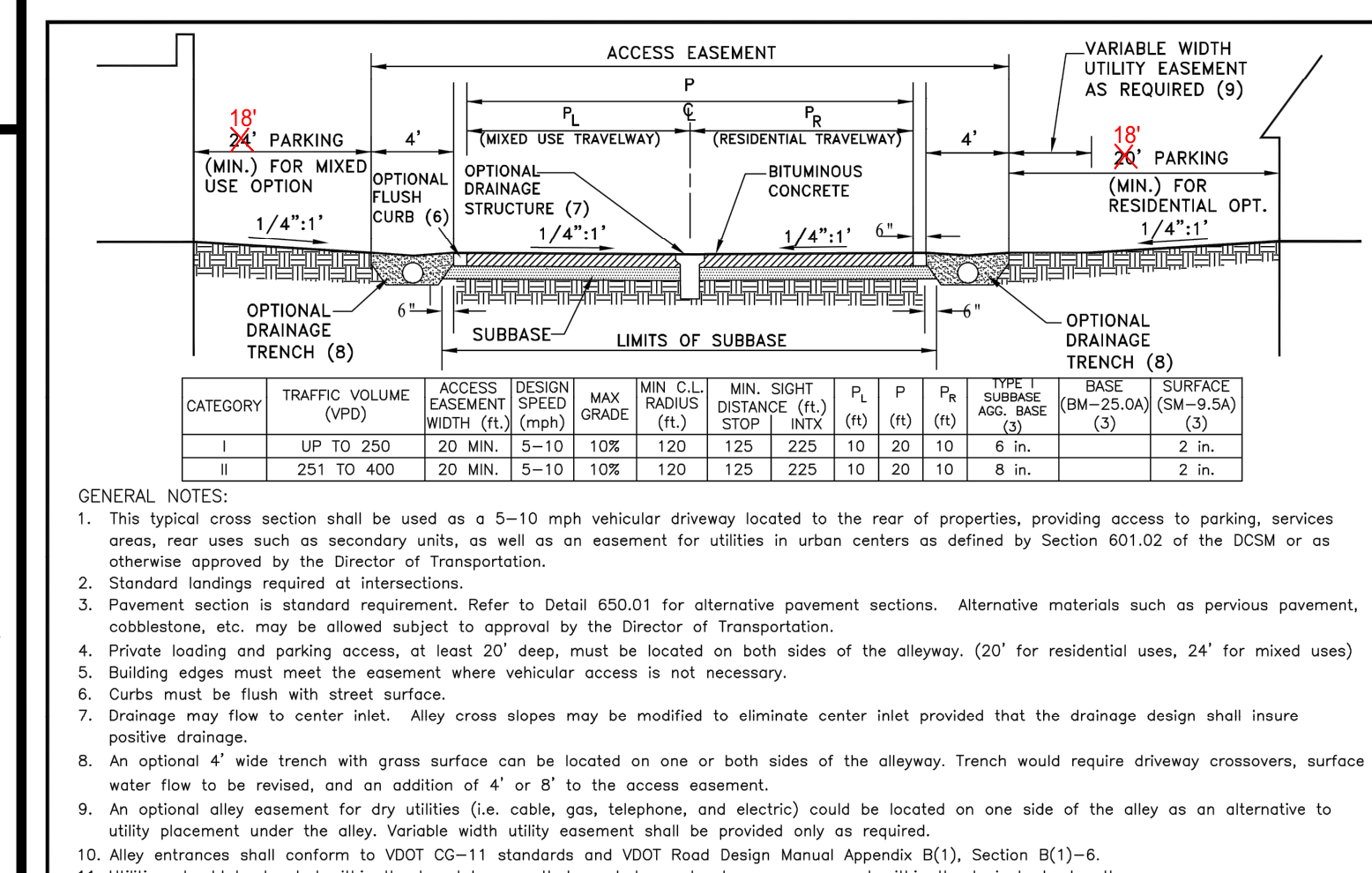
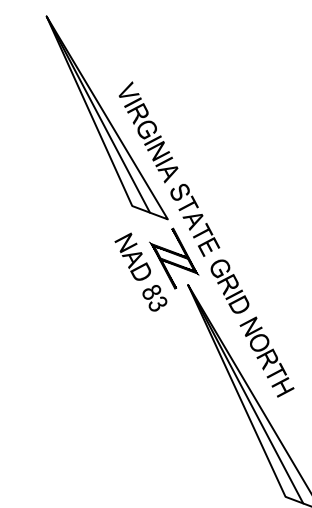
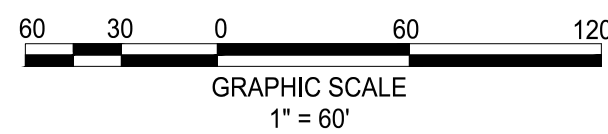
SHEET TITLE:
BUFFER & AMENITIES PLAN

SHEET No.
C300



SITE NOTES:

1. BICYCLE PARKING WILL BE PROVIDED TO APBP STANDARDS.
2. PROPOSED DEVELOPMENT WILL CONNECT TO EXISTING PUBLIC WATER AND SEWER UTILITIES. FINAL LOCATION TO BE DETERMINED DURING FINAL SITE PLAN.
3. SWM/BMP FACILITY LOCATIONS SUBJECT TO CHANGE AT FINAL ENGINEERING.
4. CG-12 RAMPS AND CROSSWALKS WILL BE PROVIDED FOR PEDESTRIAN FACILITIES. FINAL LOCATIONS AND DESIGN OF CG-12 RAMPS AND CROSSWALKS WILL BE PROVIDED AT SITE PLAN.
5. BENCHES WILL BE PROVIDED ALONG SIDEWALKS AT FINAL ENGINEERING. BENCHES WILL BE PROVIDED OUTSIDE OF ANY ROW.



Detail No. 650.18	UA-1	COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR PRIVATE ALLEY IN URBAN CENTERS	Detail No. 650.16	UAS-1	COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR AVENUE AND STREET IN URBAN CENTERS (SHEET 1 OF 4)	Detail No. 650.07	MF-1	COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR CONDOMINIUM, MOBILE HOME, AND APARTMENT STREETS WITH NO RESIDENTIAL FRONTAGE	Detail No. 650.12	PA-1	COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR PRINCIPAL ARTERIAL PARKWAYS AS DESIGNATED BY THE COMPREHENSIVE PLAN (ULTIMATE 6 LANE DIVIDED WITH CURB AND GUTTER)
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9301 Innovation Dr, Suite 150
Manassas, VA 20110 P 703.393.9887
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KINGS GROVE

OCCOQUAN MAGISTERIAL DISTRICT

PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
2ND SUBMISSION	2025-01-17	
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PC SUBMISSION	2025-08-05	

PROJECT NO.: 23122.001.00

DRAWING NO.: 112709

DATE: 07/24/2024

SCALE: SEE SHEET

DESIGN: GB

DRAWN: GB

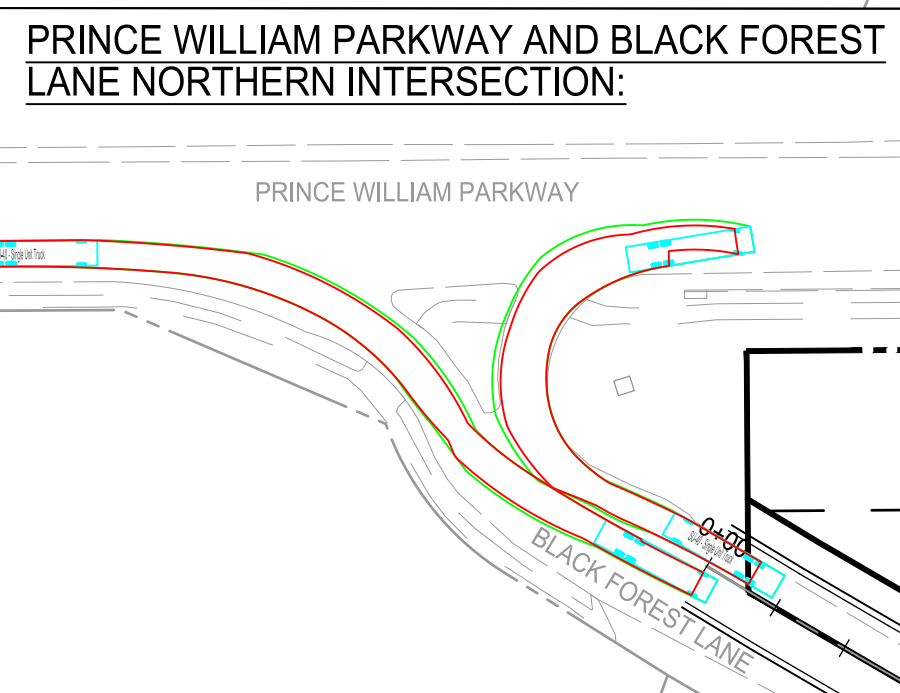
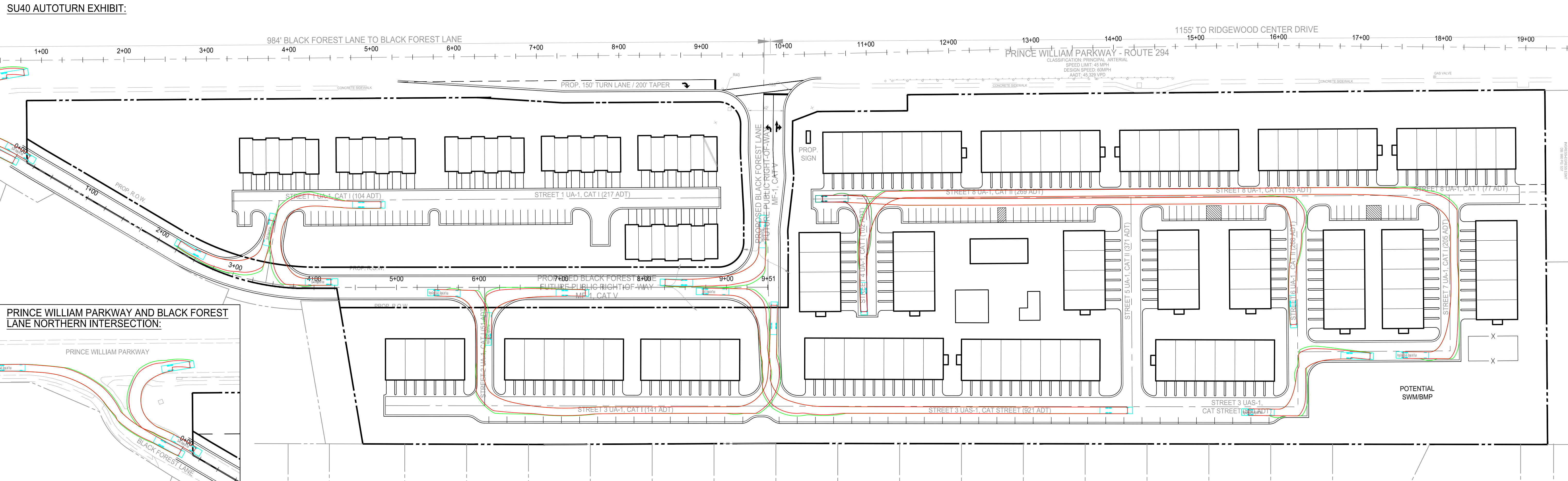
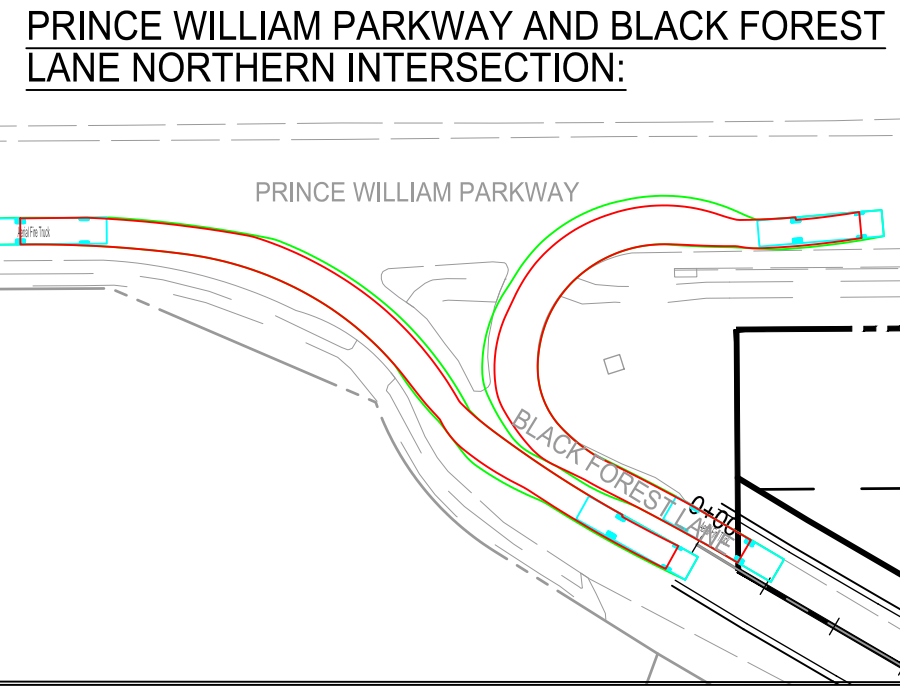
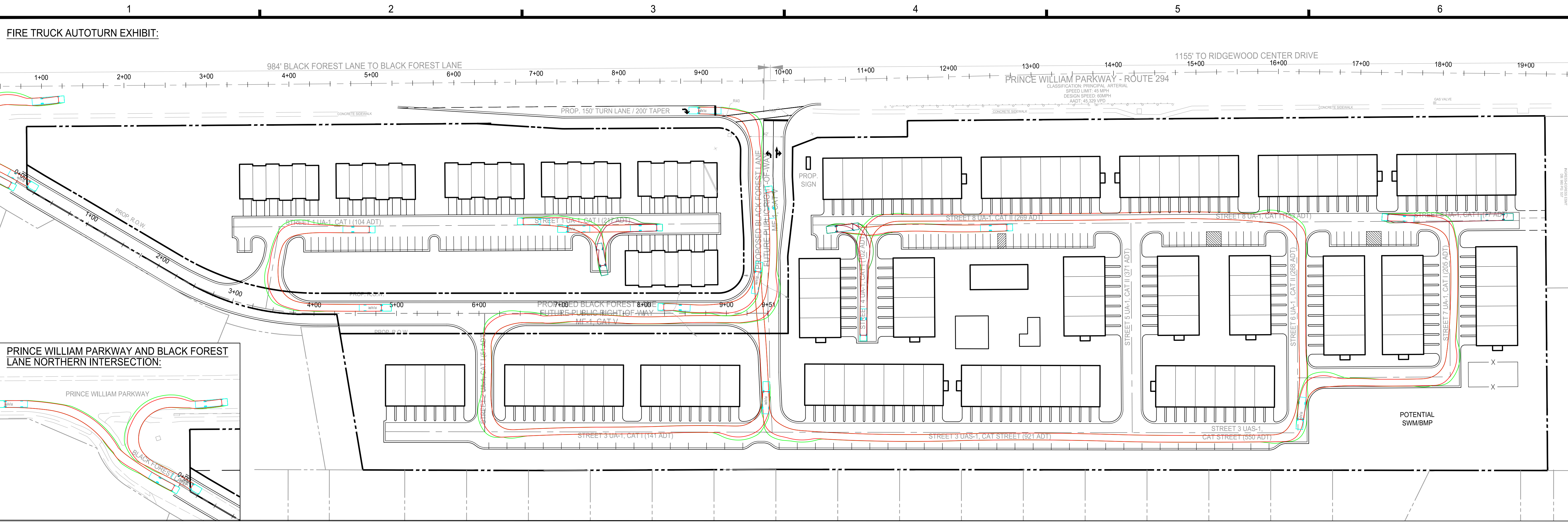
CHECKED: SG

SHEET TITLE:

TRANSPORTATION & UTILITY PLAN

SHEET No.

C400



MARK	DATE	DESCRIPTION
	2025-01-17	2ND SUBMISSION
	2025-05-16	3RD SUBMISSION
	2025-07-30	4TH SUBMISSION

PROJECT No.: 23122.001.00
DRAWING No.: 113957
DATE: 07/24/2024
SCALE: 1"=80'
DESIGN: GB
DRAWN: GB
CHECKED: SG

**TRANSPORTATION
AUTOTURN
EXHIBIT**

P:\Projects\23122\001\EXHIBITS\113957 TRANSPORTATION TURN EXHIBIT.dwg, 7/31/2025 10:50:47 AM, Quinn C. Nolan.

KING'S GROVE

Design Guidelines



TABLE OF CONTENTS

PART I: OVERVIEW	
Project Summary & Location	2
PART II: THE PLAN	
Illustrative Plan	3
Street Network & Connectivity	4
Open Space Network	5
Amenity Plan	6
PART III: PLAN DETAILS	
Unit Types	9
Architectural Features	10
Site Details	11

APPLICANT/DEVELOPER

JR Real Estate Group
10300 Eaton Place, Suite 240
Fairfax, Virginia 22030

LAND USE ATTORNEY

Walsh, Colucci, Lubeley & Walsh, P.C.
4310 Prince William Parkway, Suite 300
Prince William, VA 22192

TRANSPORTATION CONSULTANT

Galloway & Company, Inc.
Manassas, VA

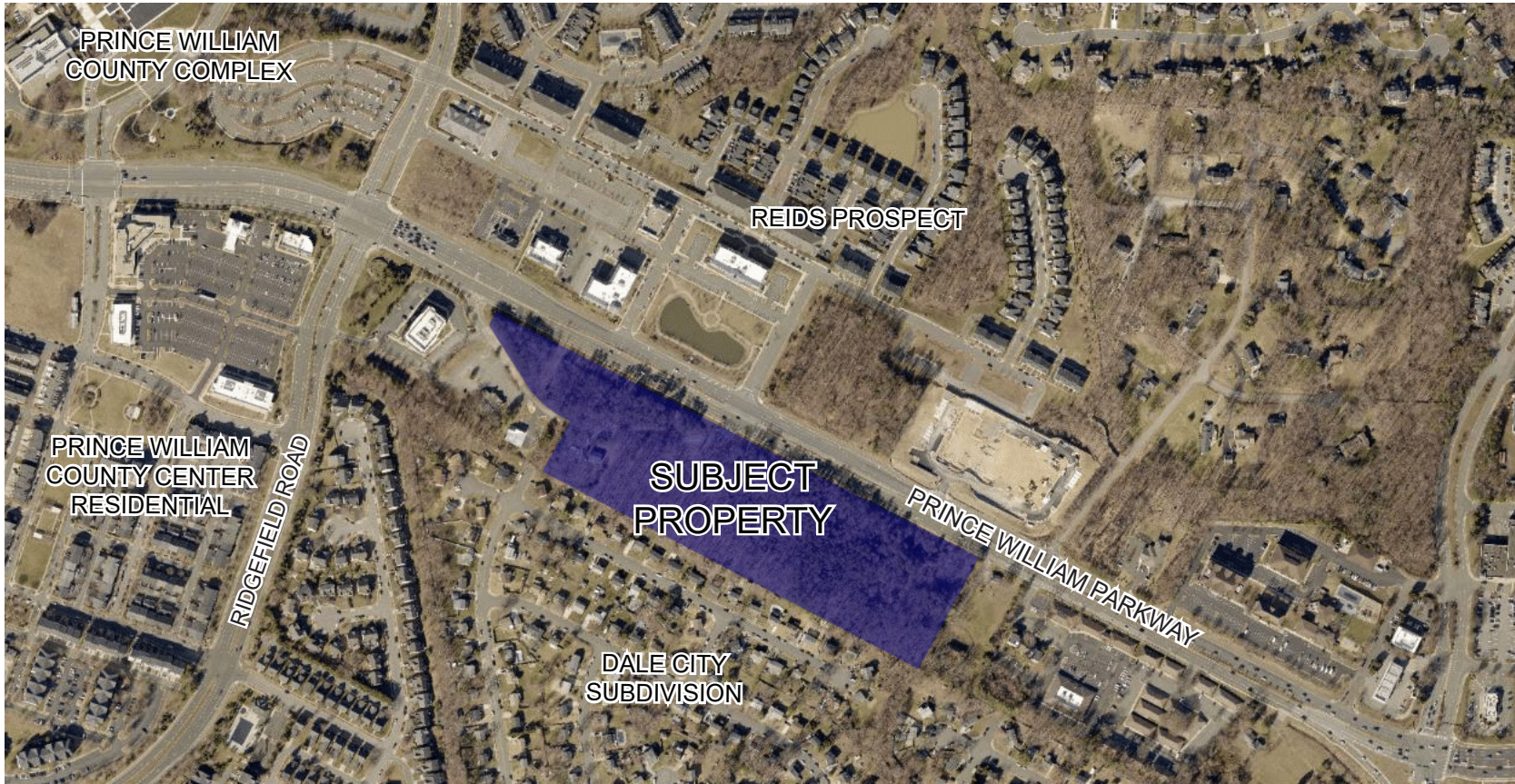
CIVIL ENGINEERING, PLANNING & LANDSCAPE ARCHITECTURE

IMEG Consultant Corp.
9301 Innovation Drive, Suite 150
Manassas, VA 20110

Design guidelines prepared by:



NOTE: The design guidelines document has been prepared to describe the community design approach and is subject to final design and engineering.



Project Summary

Project Summary :

King's Grove is intended to fill a growing need for housing in this portion of Prince William County. A perimeter walking trail, will encompass the site. The intent is to create a sense of place that can address the housing needs of Prince William County in the Government Activity Center area for different age groups and diverse income levels.

Location :

King's Grove is located in the Occoquan Magisterial District in Prince William County, with the site sitting along Prince William Parkway. The subject property is located approximately .5 mile from the County Complex Court to the northwest and .5 mile from Merchant Plaza to the southeast. The site's location is approximately 4 miles from Potomac Mills Shopping Mall and numerous commercial shopping centers.

The proposed development is northeast of an existing residential community, Dale City Residential Planned Community. The proposed development is also located across the parkway from Reids Prospect Residential Association and in close proximity to Prince William County Center Residential. The property will be accessed from Black Forest Lane.



Illustrative Plan

Illustrative Plan :

King's Grove consists of townhomes and 2 over 2 units within a walkable development that offers a number of recreational spaces. The provided landscape buffers around the majority of the perimeter provided may be enjoyed by the residents through the use of the sidewalks that connects to internal pedestrian facilities and those existing pedestrian facilities along Prince William Parkway. Additional community amenities include a clubhouse, multi-use courts, pavilion, playground, dog park and other opportunities for passive recreation. These amenities are located throughout the walkable development.



Street Network & Connectivity

Street Network :

Black Forest Lane has been upgraded and realigned to fit typical DCSM classification standards. The road network within King's Grove incorporates private travelways with sidewalks to provide for an internal circulation system that encourages pedestrian activity. This pedestrian network connects residents to recreational amenities spread across the community and using sidewalks to connect the entirety of the site.

The main vehicular entrance to King's Grove is accessed from Black Forest Lane off of Prince William Parkway. A potential interparcel connection to the southeast is left reserved.



Open Space Network

Open Space & Recreational Areas :




The community clubhouse with a playground and pavilion serves as the central community gathering space of the site. The central location of these amenities will promote community gathering and resident interaction. While recreational courts and a dog park are located at opposite ends of the development.

The above ground stormwater pond not only serves as a functional component, but a visual amenity as well. The sidewalks connect around the development through buffers and around the stormwater pond. Tied all together, these features provide both active and passive recreational opportunities located throughout the community.

Walkability :

Pedestrian activity is encouraged through street design incorporating sidewalk connections. These sidewalks connect the community to green spaces throughout the development.

Legend:

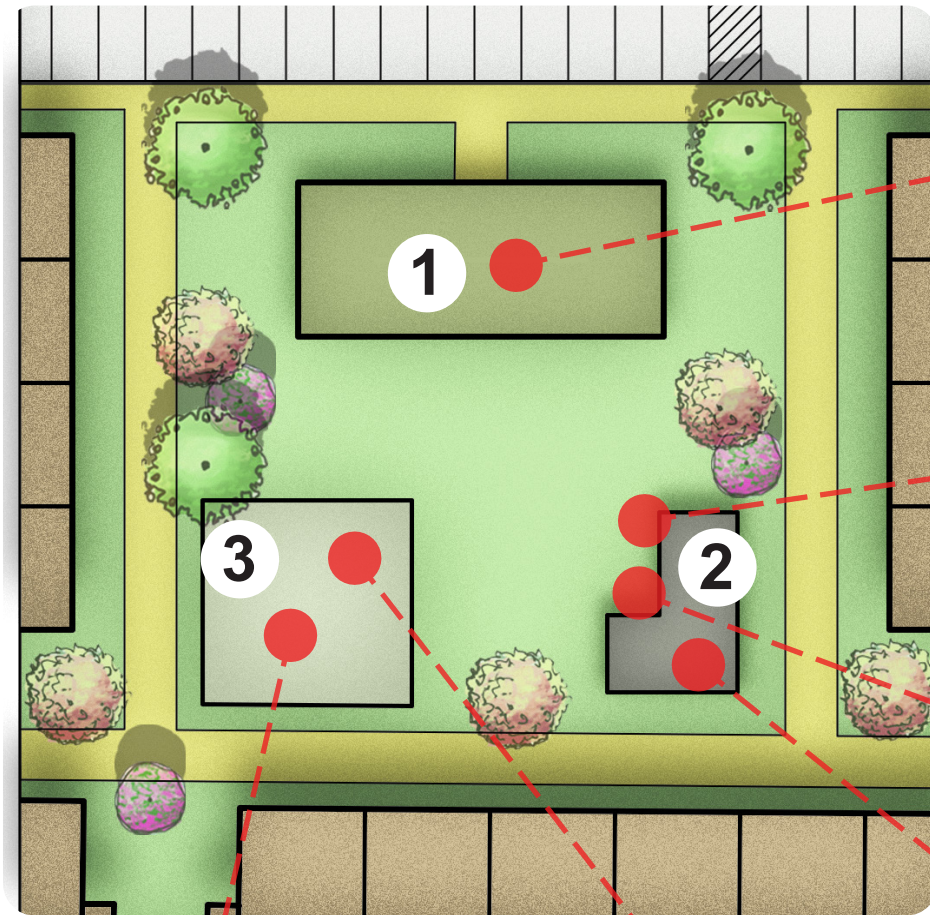
-  Sidewalks
-  Stormwater Facility
-  Active Recreational Space Potential Uses

Community Amenity Area :

The central amenity area features the community clubhouse. The area will also consist of a pavilion area with some communal grilling stations. Incorporated as well is a community playground.

AMENITY AREAS

- 1. Community Clubhouse
- 2. Pavilion
- 3. Playground



Community Clubhouse



Community Grills



Picnic Tables



Playground



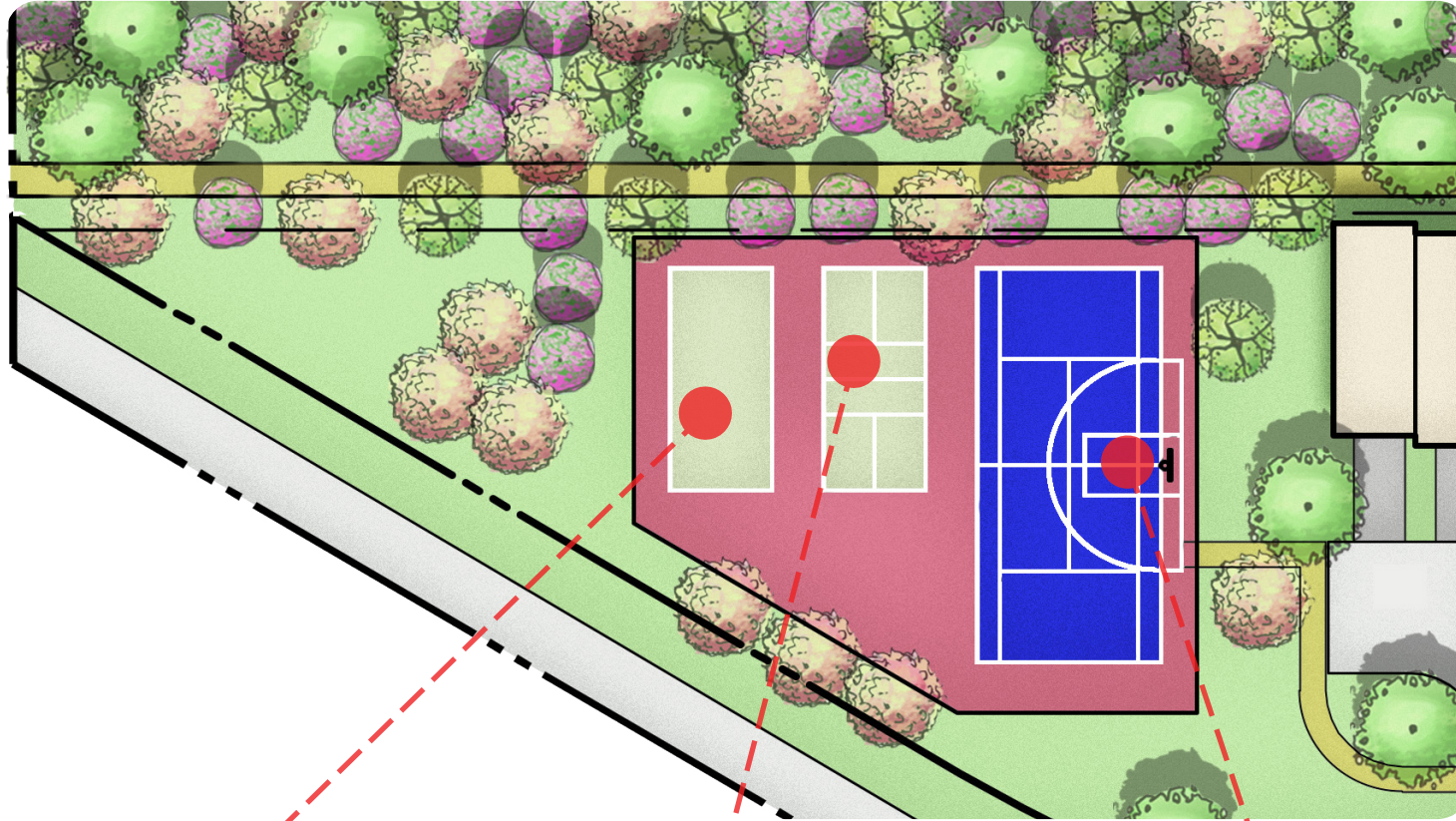
Swingset



Pavilion

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Recreational Courts



Volleyball Court



Pickleball Court



Multi-Use Court

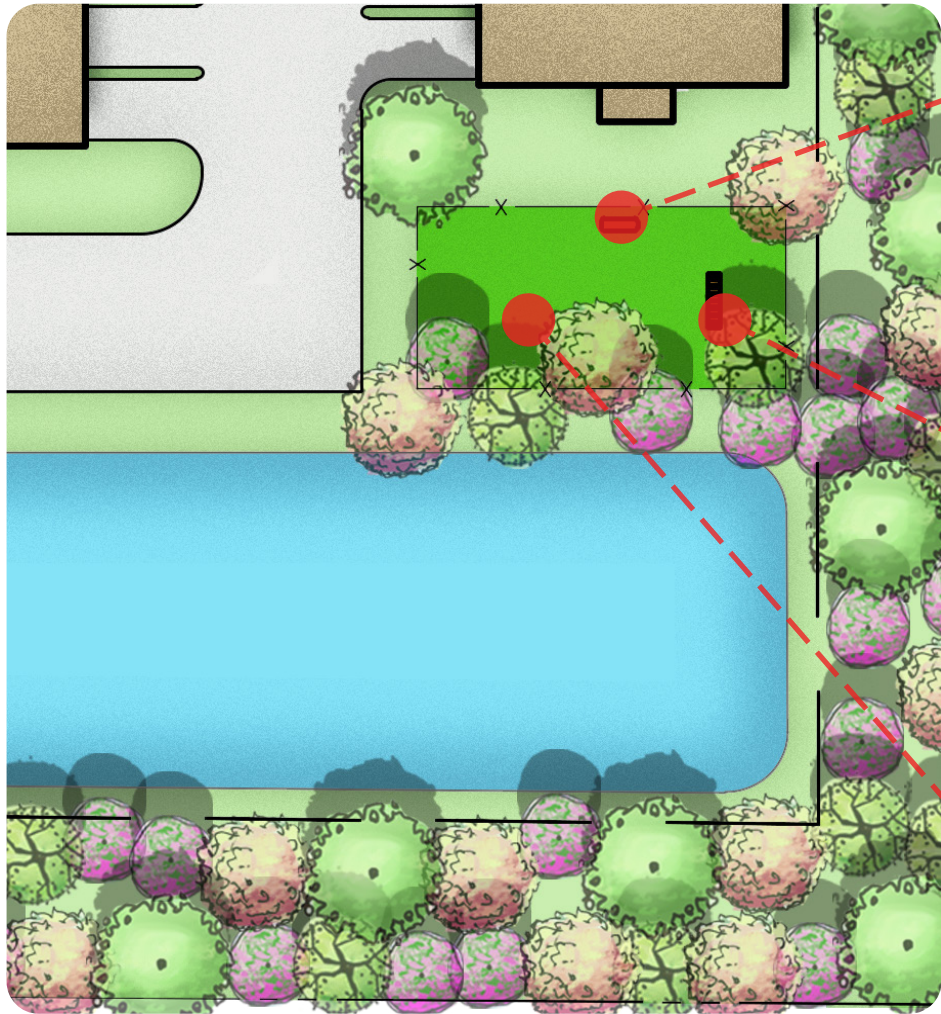
Amenity Plan

Recreation Courts :

The recreational courts area features the potential for three multi-use courts. These multi-use courts could be for basketball, tennis, pickleball, volleyball, or other various uses.

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Dog Park



Dog Tunnel



Dog Ramp



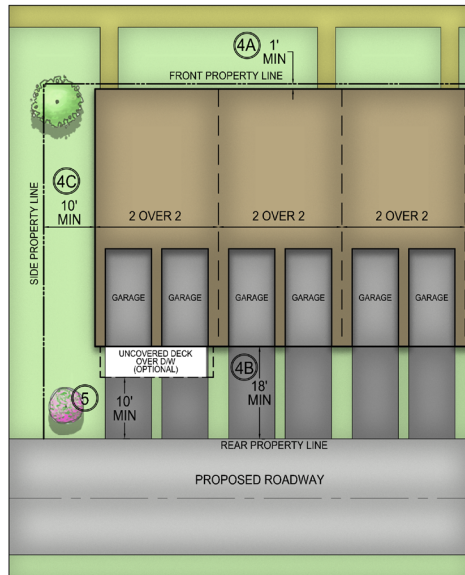
Dog Park

Amenity Plan

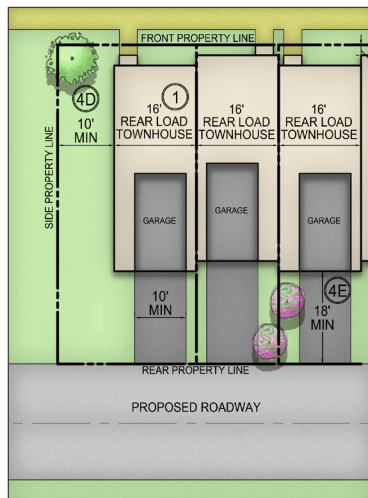
Dog Park :

The dog park area provides a fenced in enclosure for our canine companions. There are potential for obstacle features within the dog park, allowing to embrace the curious and adventurous mindset of dogs.

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BUILDING TYPE:	TYPE G (MULTIFAMILY BUILDINGS) "2-OVER-2 UNITS"		DEPICTED (YES / NO)
	PMR REQUIREMENT	PROPOSED REQUIREMENT	
(1) MINIMUM LOT AREA:			
1-STORY BUILDING	2,000 SQ. FT.	NO CHANGE	NO
2-STORY BUILDING	1,725 SQ. FT.	NO CHANGE	NO
3-STORY BUILDING	1,450 SQ. FT.	NO CHANGE	NO
4-STORY BUILDING	1,450 SQ. FT.	NO CHANGE	NO
(2) MAXIMUM LOT COVERAGE:			
	0.75	0.90	NO
(3) MAXIMUM BUILDING HEIGHT:			
	50 FEET	55 FEET	NO
(4) MINIMUM SETBACKS:			
(a) FRONT (FROM STREETS OR ACCESS ESMT)	35 FEET	1 FEET	YES
(b) REAR	25 FEET	18 FEET	YES
(c) SIDE	20 FEET	10 FEET	YES
(d) STRUCTURED PARKING TO DWELLING	20 FEET	N/A	NO
(e) PARKING LOT TO DWELLING	12 FEET	N/A	NO
(5) MINIMUM REAR SETBACK FOR BALCONIES & DECKS:			
	20 FEET	10 FEET	YES



BUILDING TYPE:	TYPE F (16' REAR-LOAD TOWNHOUSE)		DEPICTED (YES / NO)
	PMR REQUIREMENT	PROPOSED REQUIREMENT	
(1) MINIMUM LOT WIDTH:			
	20 FEET	16 FEET	YES
(2) GROUP SETBACK:			
	20 FEET	20 FEET	NO
(3) MAXIMUM BUILDING HEIGHT:			
	35 FEET	45 FEET	NO
(4) MINIMUM SETBACKS:			
(a) FRONT (WITH OFF-STREET PARKING)	10 FEET	N/A	NO
(b) FRONT (WITH GARAGE)	20 FEET	2 FEET	YES
(c) SETBACK FROM ANY PUBLIC R.O.W.	20 FEET	4 FEET	NO
(d) SIDE (END UNIT)	10 FEET	10 FEET	YES
(e) REAR	20 FEET	18 FEET	YES
(5) MINIMUM REAR SETBACK FOR BALCONIES & DECKS:			
(a) FRONT (WITH OFF-STREET PARKING)	5 FEET	N/A	NO
(b) FRONT (WITH GARAGE)	15 FEET	0 FEET	NO
(c) SIDE (END UNIT)	10 FEET	10 FEET	NO
(d) REAR	8 FEET	8 FEET	NO
(6) MINIMUM BUILDING FOOTPRINT			
	720 SQ.FT.	640 SQ.FT.	NO

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Building Illustrative Examples



Brick Colors and Styles



Siding Colors and Styles



Architectural Features

Architectural Features:

The color and style selections of stone, brick, and siding shown are intended to be the primary exterior building materials.

Primary exterior building materials shall include a mix of quality materials to create interest and variation throughout the community. Acceptable building facade materials that may include, but are not limited to, the following:

- Masonry (e.g., stone, brick, painted brick)
- Vinyl siding - horizontal and vertical
- PVC paneling
- Cement-fiber board (Hardie board, or equal)
- Concrete
- Wood

Roof styles may include gables, hip, gambrel, or flat. Roof materials may include asphalt shingles and/or standing seam metal. Rooftop terraces will also be available for building options.

Front wall elevations shall incorporate the use of offsets, bay projections, fenestrations, variations in roof lines to provide visual interest.

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Benches:



Trash Receptacles:



Lighting:



Site Details

Site Furniture:

Site furnishings play a critical role in creating a cohesive identity for the overall community. Deliberate and thoughtful consideration must be given to site furniture selection, such as those shown on this page. Coordination of colors and materials, durability, functionality and ADA accessibility are essential to the selection and installation of furnishings.

Recommended colors:

- Brown
- Gray
- Black

Recommended materials:

- Wood or engineered wood
- Aluminum or cast aluminum
- Cast iron

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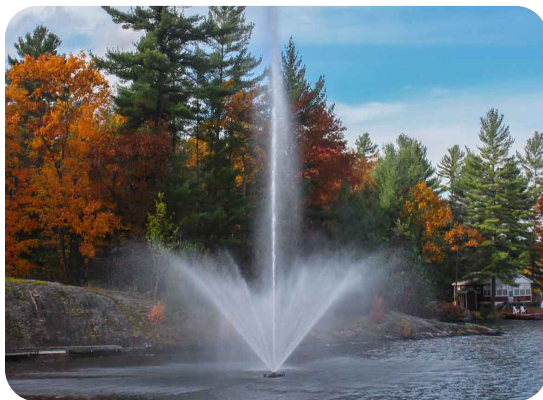
Wet Ponds:



Paving Materials:



Signage:



Site Details

Streetscape Elements:

Sidewalks throughout the development will be constructed of concrete. Other paving materials and patterns may be used to highlight unique features that set them apart from the standard streetscape materials.

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HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

**October 8, 2024
Regular Meeting
Res. No. 24-062**

SECOND: BRACE

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

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

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

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

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

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2024-00044	Wellington Glen Land Bay J Proffer Amendment 2 nd Submission	Table
REZ2024-00048	Maple Valley Grove	No Further Work
PFR2025-00003	Junkyard Renovation Substation	Table
REZ2025-00005	New Bristow Village Addition	Table
REZ2025-00003	Project Industry	Table
REZ2025-00004	King's Grove	No Further Work
SUP2025-00010	Family Zone Academy	No Further Work

Case Number	Name	Recommendation
REZ2025-00008	Chick-Fil-a Lake Ridge Proffer Amendment	No Further Work
SUP2025-00011	Chick-Fil-a Lake Ridge SUP Amendment	No Further Work
SUP2025-00012	Milestone Towers – Rippon MS	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Brickley, Brown, Ford, Pearsall

MOTION CARRIED

ATTEST: 
Secretary to the Commission