



PLANNING COMMISSION RESOLUTION

MOTION:

September 16, 2026

SECOND:

Regular Meeting

Res. No. 26-xxx

**RE: REZONING #REZ2026-00012 WESCOTT
POTOMAC MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request rezone ±4.25 acres from B-1, General Business, to R-16, Suburban Residential District, to allow for up to 56 multifamily stacked dwelling units configured as two-over-two condominiums. The application includes associated waivers and modifications; and

WHEREAS, the subject site is located near Panther Pride Drive and Richmond Highway; is identified on County maps as GPIN 8290-30-7202; and is currently addressed as 16760 Richmond Hwy; and

WHEREAS, the subject site is designated RN-4, Residential Neighborhood with a transect 4, in the Comprehensive Plan; and

WHEREAS, the subject site is currently zoned B-1, General Business, and is located within the Highway Corridor Overlay District; 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 16, 2026, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Rezoning #REZ2026-00012, Wescott, subject to the proffers dated July 13, 2026.

Attachment: Rezoning Proffers dated July 13, 2026

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

Attest:

Oly Peña
Clerk to the Planning Commission

PROFFER STATEMENT

RE: REZ2026-00012, Wescott Residential
Applicant/Owner: Wescott DD, Inc.
Property: GPIN: 8290-30-7202
Potomac Magisterial District
Approximately 4.25 acres
B-1, General Business to R-16, Suburban Residential District
Date: September 3, 2025
Revised: January 8, 2026
Revised: June 25, 2026
Revised: July 13, 2026

AUTHORITY AND VOLUNTARINESS

Pursuant to Section 15.2-2303 of the Code of Virginia, as amended, the undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be deemed withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience of 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 adjacent to the improvement, unless otherwise specified. The terms “Applicant” and “Developer” shall include all future owners and successors in interest. The term “Property” shall mean the property that is the subject of the rezoning proposed herein.

DEFINED TERMS

“**Final Rezoning,**” as the term is used herein, shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors’ decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has

not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.

"Generalized Development Plan" or "GDP" shall refer to the plan prepared by Bohler Engineering, entitled "Wescott Residential GDP (Rev. 2)," dated January 10, 2025, revised through June 19, 2026, consisting of the following sheets:

Sheet 1: Cover Sheet

Sheet 2: Overall General Development Plan

Sheet 3: General Development Plan

Sheet 4: Truck Turn

Sheet 5: Landscape Plan

Sheet 6: Elevations

1. Uses and Site Development

- a.** All uses and development on the Property at the time that development of the Property is completed shall be in substantial conformance with the GDP. Minor modifications may be permitted at the time of final site plan review, based on final engineering, including the location of travel ways, roads, parking, buildings, utilities, landscaping, and related site improvements, provided such modifications remain in substantial conformance with the GDP.
- b.** A maximum of fifty-six (56) multifamily stacked dwelling units, commonly described as two-over-two units, may be developed on the Property, including a maximum of fifty-one (51) market-rate units and five (5) Affordable Dwelling Units and Workforce Housing Units (ADU). The multifamily stacked dwelling units may be organized and administered under a condominium regime. The total number of dwelling units shall not exceed fifty-six (56).

2. Affordable Housing

The Applicant shall provide a minimum of five (5) multifamily stacked affordable dwelling units, as detailed below. Such units shall be made available to households earning up to 120% of the Area Median Income ("AMI") as determined by the United States Department of Housing and

Urban Development (“HUD”) for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area.

- a.** A minimum of three (3) units shall be made available to households earning up to 80% of AMI (“Affordable Housing Unit”).
- b.** A minimum of two (2) units shall be made available to households earning up to 120% of AMI (“Workforce Housing Unit”).

2A. Affordable Housing Implementation

The ADUs shall be implemented as follows:

- a.** Affordable Housing Unit Base Sales Price: The base sales price for Affordable Housing Units shall be calculated by multiplying by three (3) the value of the Final 4-Person Low-Income Limit for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area, as determined by HUD, for the fiscal year applicable at the start of the Marketing Period, defined in Subsection d, below. For illustrative purposes, if the Final 4-Person Low-Income Limit is \$95,300, the base sales price for an Affordable Housing Unit (i.e., up to 80% AMI) would be \$228,720 and would be calculated as follows: $80\% \times 95,300 \times 3 = 228,720$.
- b.** Workforce Housing Unit Base Sales Price: The base sales price for Workforce Housing Units shall be calculated by multiplying by three (3) the value of the Median Family Income for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area, as determined by HUD, for the fiscal year applicable at the start of the Marketing Period, defined in Subsection d below. For illustrative purposes, if the Median Family Income is \$152,000, the base sales price for a Workforce Housing Unit (i.e., up to 120% AMI) would be \$547,200 and would be calculated as follows: $(1.2 \times 152,000) \times 3 = 547,200$.
- c.** Disclosure: The buyer of an Affordable Housing Unit and/or Workforce Housing Unit shall be provided with a disclosure outlining the conditions in this Proffer 2 and a copy of the approved Proffer Statement.
- d.** Marketing Period: The Applicant shall market the Affordable Housing Units and Workforce Housing Units for a period of six (6) months starting from the issuance of the

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first residential building permit on the Property or until the ADU is under contract to income eligible buyers, whichever occurs first. 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 Affordable Housing Unit or Workforce Housing Unit is not under contract within six (6) months of the marketing period, the unit may be converted to market rate units. In the event the aforementioned units are converted to market rate units, the Applicant shall contribute to Prince William County Housing Proffer Fund fifty percent (50%) of the difference in price between the market rate and base sales price.

e. Restrictive Covenant: The Affordable Housing Units and Workforce Housing Units shall be sold subject to a restrictive covenant in the deed of conveyance that restricts the owner(s) thereof from selling the unit at fair market value for a period of ten (10) years following the date of closing. Said restrictive covenant language shall include at minimum the following:

i. Within the 10-year period from the initial sale, no matter how many times the unit is offered for resale, the unit may only be purchased by a person(s) meeting the initial AMI percentage requirement;

ii. The maximum sales price is limited to a twenty-five percent (25%) discount from the then-market price for comparable units, as determined by an MAI (Members, Appraisal Institute) Appraisal provided by the seller of said unit, reflecting any differences in materials from non-affordable units, increased by the cost of any documented permanent improvements, customary closing costs, and realtor fees;

iii. Upon the sale of an affordable unit within the restricted ten (10) year period following the date of closing, Prince William County will not share in the purchase price;

iv. In the event the Affordable Housing Unit or Workforce Housing Unit is not able to be sold in accordance with the restrictive covenant after six (6) months of

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marketing, the unit may be sold at market rate and the seller shall pay 50% of the difference between the market rate sales price and the maximum price outlined in Subsection e.ii above to the Prince William County Housing 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.

f. Management: For purposes of implementation of this Proffer 2, 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 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.

g. 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 Director of Housing and Community Development by the Seller at least 10 days prior to the settlement date. Within 10 days after settlement, the party conducting the closing of any Affordable Housing Units and Workforce Housing Units shall include a reference to the covenant in the deed and provide to Director of

Housing and Community Development a report including the date of the sale, sales price, and income level of the purchaser(s), and an affidavit from the purchaser confirming that sale complied with these proffers and the covenant/deed restriction.

3. Community Design

The multifamily stacked dwelling units shall be designed in substantial conformance with the elevations shown on Sheet 6 of the GDP, including the general architectural character, massing, rooflines, fenestration pattern, and exterior-material character shown thereon. Final architectural details, colors, trim, minor facade elements, and comparable exterior materials may be modified at the time of final engineering, building-permit review, or construction, provided the overall architectural quality and character remain in substantial conformance with Sheet 6 of the GDP.

4. Environmental - Water Quality Monitoring

The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of site plan approval with the amount to be based on the site area acreage. Based on the total Property area of approximately 4.25 acres, the total contribution shall be approximately \$318.75.

5. Environmental - Stormwater Management

Stormwater Management (SWM) and/or Best Management Practices (BMP) shall be provided on-site and/or off-site, pursuant to Section 32-250.73.1 of the Zoning Ordinance, and in accordance with the DCSM, unless modified or waived during final site plan review. Stormwater runoff from the Property is anticipated to drain to the existing northern stormwater management pond. Water quantity and water quality requirements shall be addressed through the use of the existing stormwater management pond and, as applicable, the purchase of nutrient credits or other measures approved at final site plan review.

6. Public Safety - Police Facilities

Prior to the issuance of the occupancy permit for each new multifamily stacked dwelling unit proposed herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$144.26 per dwelling unit to be used for public safety

purposes, specifically for the proportionate share of capacity-expanding improvements to the Public Safety Training Facility identified in the County's FY 2025-2030 Capital Improvement Program. The total contribution for all fifty-six (56) units shall not exceed \$8,078.56.

7. Transportation - Access

Access to the Property shall be provided via the existing private interparcel connector easement from Jefferson Davis Highway (U.S. Route 1), in substantial conformance with the access location shown on the GDP. The final location and design of the access and related site circulation shall be shown on the final site plan, subject to applicable approval.

8. Transportation - Private Road and Sidewalk Maintenance

All private roads, private drives, and private sidewalks constructed with the development of the Property that are the subject of this rezoning shall be maintained by the condominium owners' association or property owners' association established for the Property.

9. Transportation - Pedestrian Connectivity

The Applicant shall provide sidewalk connectivity from the on-site sidewalk network to the existing sidewalk along the adjacent private travelway east of the site, including a pedestrian crosswalk at the site entrance, in substantial conformance with the GDP. The final location and design of such pedestrian improvements shall be determined at the time of final site plan review.

10. Water and Sewer

The Property shall be served by public water and sewer, and the Applicant shall be responsible for the costs and/or construction of on-site and off-site improvements proportionate to the level of service required to serve the proposed development.

11. Landscaping

Landscaping shall be provided in substantial conformance with the Landscape Plan (Sheet 5 of the GDP). Where modified landscape buffer yards are approved, the Applicant shall provide the applicable Type C primary plant unit requirements within the reduced buffer width and shall install

a six-foot (6') high-quality wood board-on-board fence along the property line frontages within Buffers A and C, as depicted on the GDP.

12. Parks and Recreation - Community Amenities

Prior to final site plan approval, the Applicant shall provide a schematic design for the on-site amenity area, including the proposed playground/tot-lot area, fall zones, and other amenity features, for review in connection with final site plan approval. The on-site amenity area shall include, at minimum, a tot lot/playground designed to serve children ages two (2) through twelve (12) and a grill/picnic area, as generally shown on the GDP. Final equipment selection, layout, fall-zone details, and comparable amenity features may be refined at final site plan review, provided the minimum amenity types set forth in this Proffer are maintained. The amenities shall be constructed and made available for use prior to issuance of the first residential occupancy permit, unless otherwise approved by the County at final site plan review, and shall thereafter be maintained by the owner of the Property or its successors and assigns, including any condominium owners association or property owners association established for the Property.

ADDITIONAL PROFFERS

13. CPI-U Escalator

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

14. Public Facilities (Section 15.2-2232)

Acceptance and approval of this rezoning application by the Board of County Supervisors authorizes extension and construction of water and sewer lines, transportation improvements, and

facilities necessary to serve this Property pursuant to the Virginia Code Section 15.2-2232 and the Prince William County Code Section 32-201.13.1. The general locations of these facilities are as shown on the GDP with the exact locations to be determined at the time of final site plan review.

WAIVERS AND MODIFICATIONS

15. Waivers and modifications. The following waivers and/or modifications are hereby requested:

a. Modification of the required fifty-foot landscape buffer standards under DCSM Sections 800-29 and 800-30 to permit a thirty-foot (30') Type C landscape buffer in lieu of the required fifty-foot (50') Type C buffer along the northern and southern property boundaries adjacent to self-storage uses, as depicted on the GDP. The modification is necessitated by significant existing grade change across the site, stormwater management constraints, the need to maintain compliant drive aisle widths and emergency access, and the limited buildable area available on the Property. The Applicant shall maintain the primary Type C plant unit requirement of 320 plant units per 100 linear feet within the reduced buffer area and shall install a six-foot (6') high-quality wood board-on-board screening fence along the north and south buffers, as depicted on the GDP. The June 19, 2026 cross-section exhibit illustrates the existing grade change supporting this modification request.

b. Waiver of Zoning Ordinance Section 32-250.32.2 and DCSM Section 802.10.F to permit the existing sanitary sewer easement to remain within the proposed landscape buffer area on the Property, as depicted on the GDP. Due to the limited size and location of the existing easement, the easement does not limit the proposed plantings within the landscape buffer. No plantings or trees shall be shown within the easement area. All landscaping and plantings installed within the buffer area in the vicinity of the sanitary sewer easement shall be designed and maintained so as not to interfere with access to or maintenance of the sanitary sewer infrastructure. The Applicant shall coordinate with Prince William Water during the site plan review process to confirm that proposed plantings and improvements in the vicinity of the easement area are acceptable and will not impair the function or accessibility of the sanitary sewer line.

SIGNATURE BLOCKS

APPLICANT/OWNER:

Wescott DD, Inc., a Virginia corporation

By: _____

Name: _____

Title: _____

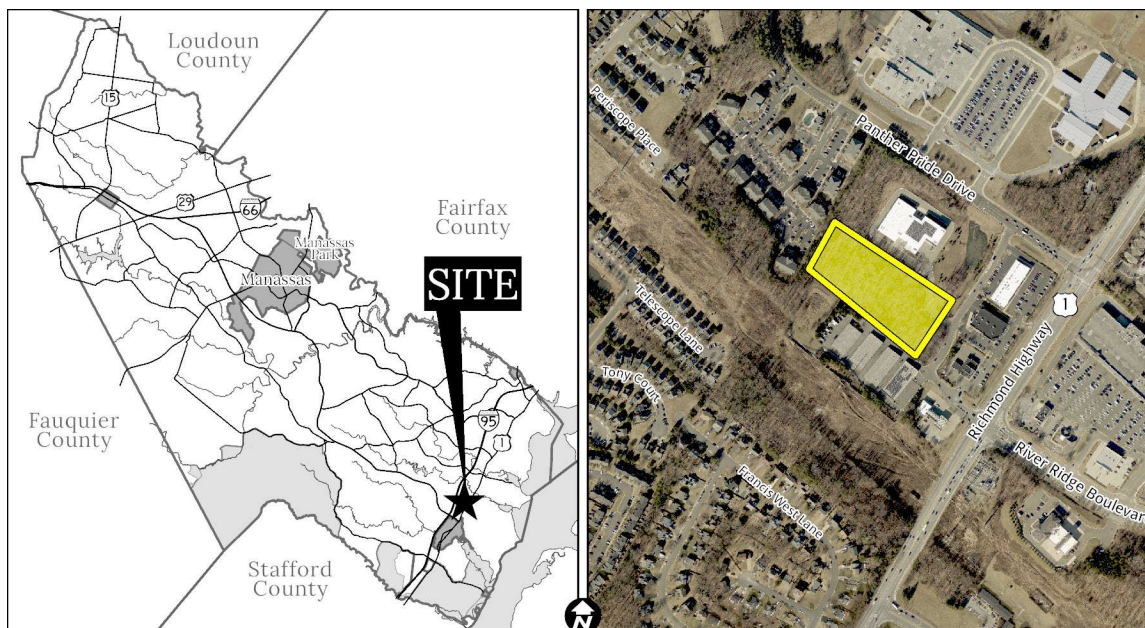
Date: _____



STAFF REPORT

PC Meeting Date:	September 16, 2026
Agenda Title:	Rezoning #REZ2026-00012, Wescott
District Impact:	Potomac Magisterial District
Requested Action:	Recommend approval of Rezoning #REZ2026-00012, Wescott subject to proffers dated July 13, 2026.
Department:	Planning Office
Case Planner:	Micah Modesto, CZO

EXECUTIVE SUMMARY



This is a request to rezone ±4.25 acres from B-1, General Business, to R-16, Suburban Residential District, to allow for up to 56 multifamily stacked dwelling units. The application also includes associated waivers and modifications. The site is located near Panther Pride and Richmond Highway; is identified on County maps as GPINs 8290-30-7202; and is currently addressed as 16760 Richmond Hwy. The site is zoned B-1, General Business, and is designated RN-4, Residential Neighborhood with a transect 4, in the Comprehensive Plan. The property is located within the Southbridge Activity Center and the Highway Corridor Overlay District.

It is the recommendation of staff that the Planning Commission recommends approval of Rezoning #REZ2026-00012, Wescott, subject to the proffers dated July 13, 2026.

BACKGROUND

- A. Request: This is a request rezone ±4.25 acres from B-1, General Business, to R-16, Suburban Residential District, to allow for up to 56 multifamily stacked dwelling units configured as two-over-two condominiums. The application also includes associated waivers and modifications. The following is a summary of the proposed development, with required minimum standards and maximum densities:

Uses/Features	Minimums required in R-16 zoning district	Proposed R-16 Development
REZ area	No requirement	±4.25 acres
Density Range	6-16 dwelling units per net acre	13.18 dwelling units per acre (56 units on 4.25 acres)
Uses/Features	RN-4 (Land Use Designation)	Proposed with Development in R-16 (<i>as proffered</i>)
Target Density	4-12 dwelling units/acre	13.18 dwelling units per acre (56 units on 4.25 acres)
Target Land Use Mix	Residential: 90-100% Non-Residential: 0-10% Civic: 5%	Residential = 100%, as proposed (multi-family stacked)
Target Building Height	4-8 stories	4 stories
Open Space	20% of site	49% of site

- B. Site Location: The subject site is located near Panther Pride Drive and Richmond Highway, is identified on County maps as GPIN 8290-30-7202, and is currently addressed as 16760 Richmond Hwy.
- C. Comprehensive Plan: The site is designated RN-4, Residential Neighborhood, with a Target Residential Density for T-4, in the Comprehensive Plan. The site falls within the Highway Corridor Overlay District (HCOD).
- D. Zoning: The subject site is currently zoned B-1, General Business. The applicant requests to rezone the site to R-16, Suburban Residential.
- E. Surrounding Land Uses: The site is surrounded by various uses, residential to the west, storage to the north and south, and retail to the east. The following table summarizes the area characteristics:

Property	Existing Land Use	Long Range Future Land Use Map Designation	Zoning	Watershed
Subject Site	Vacant; wooded	RN-4	B-1	Powell's Creek
North	Storage Facility	RN-4, PL	R-16, B-1	
South	Storage Facility	RN-4	B-1	
East	Commercial Shopping Center	RN-4, MU-3	B-1	
West	Multi-family residential	RN-4	R-16, PMR	

- F. Background and Context: The site is currently undeveloped forested area, with an existing road connecting the neighboring property to a shared private road system on the southwest corner of Panther Pride Drive and Richmond Highway. The proposed use will maintain the existing road and preserve a portion of the existing forest. Approval of this request will allow a residential development of up to 56 multi-family stacked dwelling units configured as two-over-two condominiums.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2026-00012, Wescott, subject to proffers dated July 13, 2026, for the following reasons:

- The proposed rezoning to R-16, Suburban Residential, as proffered, is consistent with and directly implements the RN-4, Residential Neighborhood with a transect 4, land use designation in the Comprehensive Plan by developing higher density residential. The proposed multi-family stacked units will complement nearby multi-family housing.

Comprehensive Plan Consistency Analysis

Long-Range Land Use Plan: The site is designated RN-4, Residential Neighborhood, with a Target Residential Density for T-4, in the Comprehensive Plan. The proposal's zoning district and residential use and density align with the targeted uses and densities for the long-range land use designation on the site. The proposed rezoning is consistent and compatible with the surrounding uses.

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."

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 July 13, 2026, as follows:

Water Quality	\$75.00 per acre	±4.25 acres	\$318.75
Public Safety	\$144.26 per single-family dwelling unit	56 units	\$8,078.56
TOTAL			\$8,397.31

Community Input

Notice of Rezoning #REZ2026-00012, Wescott, was transmitted to property owners within 500 feet of the Property in accordance with County requirements. In addition to the mailed notices issued by the Planning Office, the applicant met with the neighboring apartment complex. The neighboring Wyndham Pointe Apartments issued a letter of support stating "A condominium community would be a great improvement and we would welcome a neighborhood next door."

As of the date of this staff report, staff has not received any additional written correspondence regarding the rezoning application request, and is not aware of any specific community opposition.

Other Jurisdiction Comments

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

Legal Issues

If the rezoning is approved, the ±4.25-acre site may be developed as R-16, Suburban Residential, to allow for the development of 56 multifamily stacked dwelling units as proffered. If the proposal is denied, the site can still be utilized through uses permitted within the B-1, General Business, zoning district. 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 15, 2026, which is 90 days from the first public hearing date, to act on the rezoning request. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Micah Modesto | (703) 792-8176
MModesto@pwcgov.org

ATTACHMENTS

Attachment A: Staff Analysis
Attachment B: General Development Plan
Attachment C: Cross Section Exhibit
Attachment D: Historical Commission Resolution No. 25-050

Part I. Summary of Comprehensive Plan Consistency

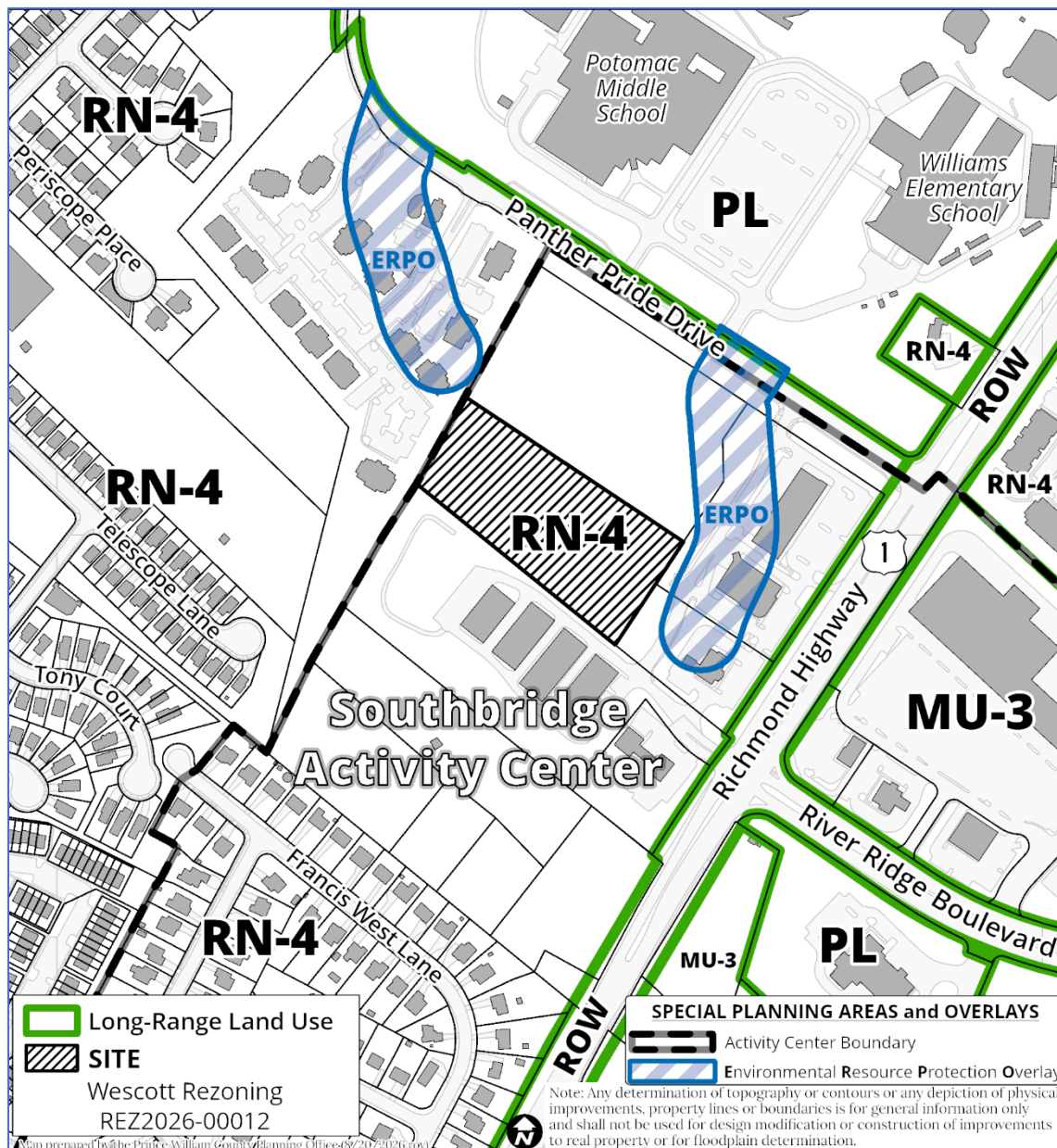
Staff Recommendation: APPROVAL

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

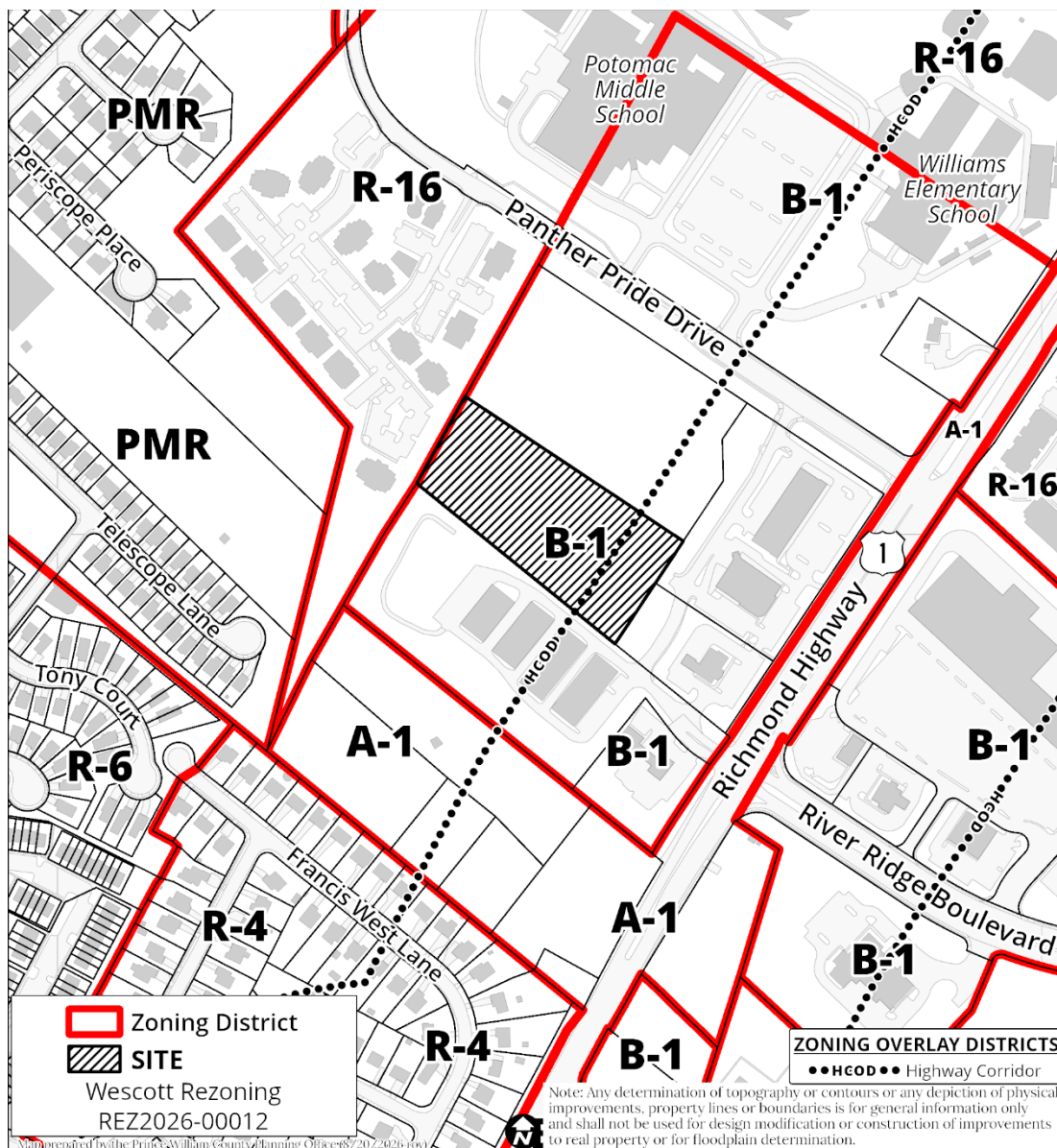
Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environmental	Yes
Fire & Rescue	Yes
Housing	Yes
Parks, Open Space, and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Schools	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

Direction	Land Use	Long Range Land Use Map Designation	Special Planning Area
Subject Site	Vacant; wooded	RN-4	Southbridge Activity Center
North	Storage Facility	RN-4, PL	
South	Storage Facility	RN-4	
East	Commercial Shopping Center	RN-4, MU-3	
West	Multi-family residential	RN-4	



Direction	Land Use	Zoning
Subject Site	Vacant; wooded	B-1
North	Storage Facility	R-16, B-1
South	Storage Facility	B-1
East	Commercial Shopping Center	B-1
West	Multi-family residential	R-16, PMR



Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County can judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

Density and Land Use: The site is designated RN-4, Residential with a transect 4. The residential density in the Comprehensive Plan section for the RN-4 designation is between 8 and 24 dwelling units per acre. The table below, taken from the Comprehensive Plan, shows the range of transect density targets, along with targeted building heights:

Form Element/Transects	T-0	T-1A	T-1B	T-1C	T-2	T-3	T-4	T-5	T-6
Target Residential Density	1 du/10 acre (Ten-acre lots)	1 du/5 acre (Five-acre lots)	1 du/2 acres (Two-acre lots)	2 du/ 1 acres (Half-acre lots)	1-4 du/acre (Quarter-Acre lots)	4-12 du/acre (3,630 sf per unit density to quarter-acre lots)	8-24 du/acre (1,815 sf per unit density to 5,445 sf per unit)	20-50 du/acre (871 sf per unit density to 2,178 sf per unit)	50-100 du/acre (435 sf per unit density to 871 sf per unit)
Target Net FAR	0-0.01	0-0.02	0-0.03	0-0.05	0.05-0.23	0.23-0.57	0.57-1.38	1.38-2.30	2.3+
Target Building Height	1-2 Stories	1-2 Stories	1-2 Stories	1-3 Stories	1-3 Stories	3-5 Stories	4-8 Stories	6-12 Stories	8-20 Stories
Activity Density (jobs+people/acre)	0-1/acre	0-1/acre	0-3/acre	0-5/acre	1-10/acre	10-25/acre	25-60/acre	60-100/acre	100+/acre
Preferred Transit Technology	Demand Response	Demand Response	Demand Response	Demand Response	Demand Response	Fixed Bus Route	Express Bus	BRT/LRT	LRT/Rail

Note: Conservation Residential are required to meet a higher open space requirement so lot sizes will be smaller than indicated above.

The following table summarizes the uses and densities intended within the RN-4, Residential Neighborhood, classification as it relates to this project:

Long-Range Land Use Map Designation	Intended Uses and Densities
RN-4, Residential Neighborhood	Residential Neighborhoods are an opportunity to develop higher density, mixed-use residential close to transit (VRE) or town centers. This classification also provides opportunities to develop compact neighborhoods that can act as transitions between mixed-use centers and lower-density residential areas. These are high-density, walkable neighborhoods focusing on connections to mixed-use centers and transit. These areas can accommodate attached and multi-family

	housing types and may include small-scale retail and/or office uses integrated into the neighborhood. Affordable and workforce housing is encouraged Countywide.
Primary Uses:	Single Family Attached Multi-Family Residential
Implementing Zoning Districts:	PMR R-16 R-30
Target Residential Density:	8-24 du/acre
Minimum Open Space:	20% of the site
Target Building Height:	4-8 stories

The following table summarizes the intent of the existing (B-1, General Business) and proposed (R-16, Suburban Residential) zoning districts:

Zoning District Designation	Description & Intent
B-1, General Business (Current)	The B-1 District is intended to implement the regional commercial center and general commercial land use classifications of the Comprehensive Plan. It is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. The purpose of this district is to also promote retail employment opportunities and to enhance the tax base of Prince William County. The B-1 District is not designed to implement the non-retail employment based land uses reflected in the Comprehensive Plan; non-retail uses, however, are permitted within the district to complement and support the retail purposes.
R-16, Suburban Residential	The R-16 District (formerly RM-1) is intended to implement the suburban residential high and the residential component of the community employment center land use classifications of the Comprehensive Plan. The R-16 District is designed to provide for and encourage quality development at urban densities in locations well-served by public utilities and roadways, not to exceed 16 dwelling units per net acre.

In addition, the proposed development lies within the following overlay districts and special planning area:

Overlays	Intended Use
Highway Corridor Overlay District (HCOD)	The site is located within the HCOD, Highway Corridor Overlay District. The standards in the Prince William County's DCSM, Design and Construction Standards Manual, are intended to protect the health, safety and welfare of the motoring public by preventing or reducing traffic congestion and distracting visual clutter associated with

	developments along major thoroughfares in the County. The standards achieve the stated purpose and intent by addressing the following physical characteristics of development: buffer and landscaping, access, lighting, outdoor storage, architecture of shopping centers and signage. This district is created to mitigate adverse impacts resulting from development along major thoroughfares in Prince William County. HCODs are established in areas where land development along highways will likely have an adverse impact on the level or quality of service of traffic function which will tend to increase danger and congestion in the streets or impede the maintenance or creation of a convenient, attractive, and harmonious community.
Southbridge Activity Center	Multimodal "activity" centers are defined as smaller areas having a moderate level of multimodal connectivity with good multimodal characteristics. Activity centers serve areas within the County such as nodes within a Small Area Plan or major employment centers. These centers provide for supplemental future growth while playing a major role in achieving the goals associated with Smart Growth Principles. Activity centers are more compact nodes than multimodal districts and consist of localized centers of activity and density served by existing or future transit alternatives allowing that in low-intensity centers this may not be possible. A primary characteristic of an Activity Center is a mixture of land uses. The County has designated twenty activity centers and provided generalized land use policies for these centers.

Long Range Land Use Analysis

The following are applicable Land Use Policies from Comprehensive Plan:

LAND USE POLICY 1: Provide a strategic arrangement of a variety of land uses in the County necessary to meet the needs of a growing and diverse population, existing and prospective businesses, and providing protection for cultural and natural resources in a fiscally sound and equitable manner that achieves a high-quality livable community.

LU 1.2: Provide land uses that allow for diversity of housing unit types and employment opportunities throughout the County.

LAND USE POLICY 2: Encourage land use densities and intensities that promote efficient development patterns throughout the County.

LU 2.3: Direct new development to areas served by transit corridors, particularly designated activity centers, town centers, and redevelopment corridors, and appropriate areas within Small Area Plans.

LAND USE POLICY 6: Encourage site, building, and landscape designs that result in the creation of safe and accessible pedestrian circulation and community open space.

LAND USE POLICY 8: Purposefully integrate a variety of residential uses near transportation hubs, Activity, and Employment Centers to create vibrant multimodal communities.

LU 8.1: Support higher-density residential uses in transit -oriented developments such as... activity centers. Higher residential densities are encouraged to be located near or with access to mass transit stations like the VRE, bus routes, and other transit nodes and facilities.

LAND USE POLICY 20: Encourage growth in multimodal districts and Activity Centers through the development of planned communities that provide a variety of residential options, public facilities, goods and services, open space, cultural and recreational opportunities, various modes of transportation options, and employment opportunities.

Proposal's Strengths

- Long Range Land Use and Zoning Consistency: The proposed rezoning to R-16, Suburban Residential, as proffered, is consistent with and directly implements the RN-4, Residential Neighborhood with a transect 4, land use designation in the Comprehensive Plan by developing higher density residential. The proposed multi-family stacked units will complement nearby multi-family housing.

Proposal's Weaknesses

- None identified.

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.

Community Design Plan Review

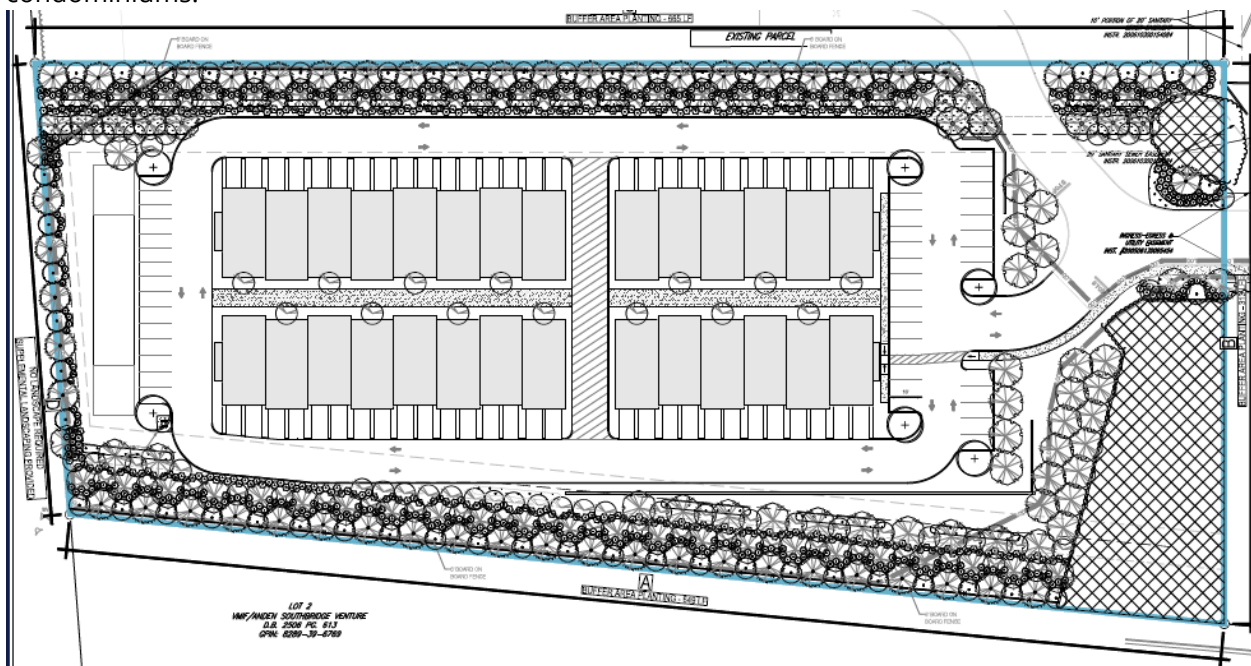
The proposed development has been reviewed under targeted elements as adopted in the County's Community Design Plan section of the Comprehensive Plan, along with development standards as adopted in the Prince William County DCSM and the Prince William County Zoning Ordinance.

Building design: The proposed community will offer multi-family stacked dwelling units configured as two-over-two condominiums. The applicant has proffered substantial conformance with the elevations on sheet 6 of the General Development Plan.



Front Elevations, Source: GDP

The current project proposes 56 multi-family stacked dwelling units configured as two-over-two condominiums.



Site Layout, Source: GDP

Site Layout: The Applicant has proffered substantial conformance to the General Development Plan (GDP) which currently depicts all units on one single lot. The multifamily stacked, two-over-two, units are proposed within a walkable environment with a recreational/amenity space.

Proposal's Strengths

- Site Development: The site will be developed in substantial conformance with the layout shown on the General Development Plan.

- Design Guidelines: The landscape and architecture shall be in substantial conformance with the GDP.

Proposal's Weaknesses

- None identified.

Consistency Recommendation:

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

Cultural Resources Plan Analysis

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

There are no archaeological and architectural sites or graves recorded in the project area. The County's Historical Commission reviewed this request at its November 18, 2025, meeting and recommended no further work for the requested Rezoning (REZ). The Historical Commission's Resolution No. 25-050 for this REZ is attached to the end of this report.

Proposal's Strengths

- No Further Work: On November 18, 2025, the County's Historical Commission reviewed this Rezoning (REZ) request and determined that no further work was needed by the Applicant.

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 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.

Proposal's Strengths

- Landscaping: As proffered, landscaping shall be in substantial conformance with the Landscape Plan, Sheet 5 of the GDP.

Proposal's Weaknesses

- Waiver and Modification of DCSM Landscaped Buffers:
 - Modification of the required fifty-foot landscape buffer standards under DCSM Sections 800-29 and 800-30 to permit a thirty-foot (30') Type C landscape buffer in lieu of the required fifty-foot (50') Type C buffer along the northern and southern property boundaries adjacent to self-storage uses, as depicted on the GDP.
 - Waiver of Zoning Ordinance Section 32-250.32.2 and DCSM Section 802.10.F to permit the existing sanitary sewer easement to remain within the proposed landscape buffer area on the Property, as depicted on the GDP.

Consistency Recommendation

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

Fire and Rescue Plan Analysis

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

Fire/Rescue Station #23 is the first due fire/rescue resource for the subject property. The site is within the required 4.0-minute travel time for Basic Life Support and Fire, and within the required 8.0-minute travel time for Advanced Life Support. In FY 2025, Fire/Rescue Station #23 responded to 9,110 incidents, with a workload capacity of 6,000 incidents.

Proposal's Strengths

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

Proposal's Weaknesses

- Capacity Exceeded at first response facility: Fire/Rescue Station #23 responded to 9,110 incidents, which exceeded its workload capacity of 6,000 incidents.

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.

Affordable Housing

The County recently adopted an affordable housing ordinance. Currently, applicants for rezoning applications have the option of using this ordinance or the Comprehensive Plan's Housing Chapter to address affordable housing in their application. The Applicant is proposing a minimum of 10% of the dwelling units approved to be affordable to households earning up to 120% (5% up to 80% AMI and 5% up to 120% AMI) of the Area Median Income ("AMI") as determined by the United States Department of Housing and Urban Development ("HUD") for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area the year the Site/subdivision plan is approved.

Special Needs Housing

The Housing chapter of the Comprehensive Plan encourages design choices and options (i.e., universal design elements and increased accessibility options) in new developments and in redevelopment projects to achieve permanent supportive housing for persons with special needs.

The goal is to incorporate design elements in housing developments that can readily be modified for use by persons with special needs. The applicant is proposing a development of multi-story multi-family stacked housing. The applicant has not indicated if any units would be required to provide supportive improvements for persons with special needs.

Proposal's Strengths

- Affordable Dwelling Units (ADU): As proffered, 5 out of the 56 dwelling units will be affordable and workhouse housing.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

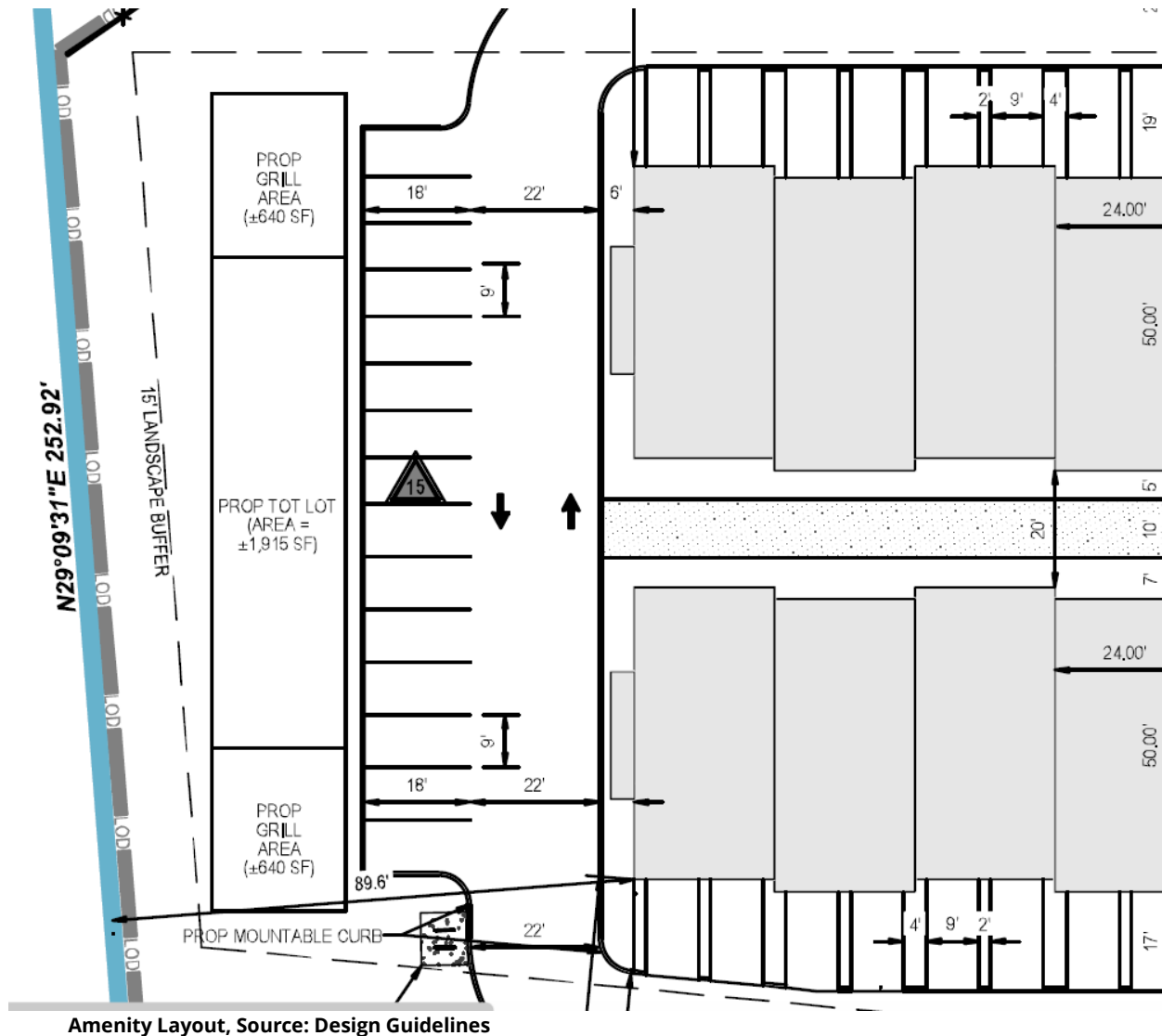
Staff recommends that this application is consistent with the relevant components of the Housing Plan.

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.

During the residential rezoning application process, and when consistent with applicable law, the Zoning Ordinance, and the Design and Construction Standards Manual (DCSM), seek an acceptable mix of on-site recreational amenities and/or off-site park accommodations adequate to offset anticipated additional park impacts. On-site amenities should meet the neighborhood park needs of the development and generally be consistent with the amenities identified under the Neighborhood Park classification in Appendix A of the Comprehensive Plan. When anticipated park impacts cannot adequately be accommodated on-site, and when consistent with applicable law, off-site accommodation can be satisfied either through the donation/dedication of parkland or a monetary contribution for park upgrades in the development's park planning district.

The amenity space will be located as shown below:



Proposal's Strengths

- Parks and Recreation - Community Amenities: As proffered, prior to final site plan approval, the Applicant shall provide a schematic design for the on-site amenity area, including the proposed playground/tot-lot area, fall zones, and other amenity features, for review in connection with final site plan approval. The on-site amenity area shall include, at minimum, a tot lot/playground designed to serve children ages two (2) through twelve (12) and a grill/picnic area, as generally shown on the GDP.

Proposal Weaknesses

- None identified.

Consistency Recommendation

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

Police Plan Analysis

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

The Applicant thoroughly addressed how they plan to incorporate Crime Prevention Through Environmental Design (CPTED) strategies. The applicant is welcome to contact the Crime Prevention unit for guidance if needed as this site develops.

Proposal's Strengths

- Monetary Contribution: As proffered, prior to the issuance of the occupancy permit for each new home proposed herein, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$144.26 per single-family dwelling to be used for public safety purposes. The total contribution for all fifty-six (56) units shall not exceed \$8,078.56.

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.

Please note that the Service Authority's official legal name is still the Prince William County Service Authority, as it has not changed. However, it is now doing business as, (d/b/a) Prince William Water.

Potable Water Plan Review

The proposed development has been reviewed under targeted elements as adopted in the County's Potable Water Plan section of the Comprehensive Plan, along with feedback provided by Prince William Water.

The subject property is within the utility service area of the Prince William County Service Authority, *d/b/a Prince William Water*, and is thereby required to utilize public water from Prince William Water to develop. Public water is currently available at the site. Prince William Water has an existing 12-inch water line connecting to the site. The developer will be responsible for relocating this water main if it conflicts with the proposed development. All connections to the public water system shall be in accordance with Prince William Water's USM requirements and restrictions.

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

Proposal's Strengths

- Water Connection & Service: Public water is available. 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.

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.

Please note that the Service Authority's official legal name is still the Prince William County Service Authority, as it has not changed. However, it is now doing business as, (d/b/a) Prince William Water.

Sanitary Sewer Review

The proposed development has been reviewed under targeted elements as adopted in the County's Sanitary Sewer Plan section of the Comprehensive Plan, along with feedback provided by Prince William Water.

The subject property is within the utility service area of the Prince William County Service Authority, *d/b/a Prince William Water*, and is thereby required to utilize public sewer from Prince William Water to develop. Public sewer is currently available at the site. Prince William Water has an existing 6-inch gravity lateral sewer line. All connections to the public sewer system and design of the onsite sewage pumping station shall be in accordance with Prince William Water's USM requirements and restrictions.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Prince William Water, County, and State requirements, standards, and regulations.

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Sanitary Sewer Plan.

Schools Plan Analysis

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

The most recently issued Schools Division Impact Statement is dated November 10, 2025. The student generation and enrollment capacity information follow below on the following pages:



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

Date	November 10, 2025	Magisterial District(s)	Potomac
Case Number	REZ2026-00012		
Case Name	Westcott Rezoning – First Submission		
Description of Proposed Rezoning			
• The application seeks to rezone ±4.25 acres from B-1, General Business, to R-16, Suburban Residential District. • In accordance with PWCS Regulation 801-3, residential development impact statements evaluate the impact of a proposed development on the assigned elementary, middle, and high schools. The assigned schools affected by this application include Mary Williams Elementary School, Potomac Middle School, and Potomac 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		9
Single-Family Attached	56	Middle School		4
Multifamily	0	High School		5
Total	56	Total		18
Acceptable methods used in the developer's impact analysis to project students yielded from proposed rezoning.		☐ Yes	☒ No*	☐ N/A
*If 'No', projected student yields calculated by PWCS are provided at right.		Elementary	Middle	High
		12	5	6
				Total
				23
Developer Proposed Mitigation and Proffer Details				
Rezoning application indicates monetary proffers for Schools.		☐ Yes	☒ No	
The applicant's Proffer Statement dated September 3, 2025, does not indicate a monetary contribution for school purposes.				

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

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

Assigned Schools	Available Space			2024-25			2025-26			2029-30		
	Planning Capacity	Program Capacity	Portable Class-rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Mary Williams Elementary	—	677	2	662	15	97.8%	629	54	92.1%	545	138	79.8%
Potomac Middle	—	1,418	0	927	491	65.4%	859	559	60.6%	714	704	50.4%
Potomac High	2,357	—	0	2,150	208	91.2%	2,047	310	86.6%	2,136	221	90.6%

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.

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

Assigned Schools	Available Space			2024-25			2025-26			2029-30		
	Planning Capacity	Program Capacity	Portable Class-rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Mary Williams Elementary	—	677	2	662	15	97.8%	641	42	93.9%	557	126	81.6%
Potomac Middle	—	1,418	0	927	491	65.4%	864	554	60.9%	719	699	50.7%
Potomac High	2,357	—	0	2,150	208	91.2%	2,053	304	87.1%	2,142	215	90.9%

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
November 10, 2025
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	0	0	0	0
Project's Capital Costs	\$0	\$0	\$0	\$0
Monetary proffer contribution total of \$0.00 adequately mitigates the Project's Capital Costs			☒ Yes ☐ No	
Note: A supported method for determining appropriate proffer contributions includes calculating the per pupil capital cost by dividing the projected 2028-29 school year cost of constructing a new school (e.g., elementary, middle, and high) by its student capacity. The calculated per pupil capital cost is multiplied by the projected student yields associated with the application that exceed the respective capacities of the assigned schools. Please note that construction costs are projected and updated annually.				

Capital Improvement Program (CIP) Projects (projected completion)	
Elementary School	"Potomac Shores Area" Elementary School (2027)
Middle School	
High School	14th High School (2029)
Note: At this time, the capacity utilization of future schools to be constructed as part of a capital improvement program, as well as schools proximate to them, cannot be known with certainty. The uncertainty arises from the attendance area creation for the new school and resulting modifications to nearby schools being approved by the School Board at a later date.	

Comments and Concerns
- The applicant's method for calculating student yields associated with the project removed those units 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. - Current and projected enrollment at the assigned elementary school, middle school, and high school indicate available space for the anticipated students generated from this application.

Proposal's Strengths

- Elementary, Middle, and High School Capacity: Current and projected enrollment at the assigned elementary, middle, and high schools indicates available space for the anticipated students generated from this application.

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

Transportation/Mobility Review

The proposed development and transportation/mobility components have been reviewed using the policies and goals as adopted in the County's Mobility chapter of the Comprehensive Plan, as well as the development standards as adopted in the County's DCSM, Zoning Ordinance, and any relevant State guidelines or regulations applicable to this application. Both the Prince William County Department of Transportation and the Virginia Department of Transportation (VDOT) provided feedback on the proposed development.

The site is currently undeveloped forested area, with an existing road connecting the neighboring property to a shared private road system on the southwest corner of Panther Pride Drive and Richmond Highway. The proposed use will maintain the existing road and preserve a portion of the existing forest.

Proposal's Strengths

- **Access:** As proffered, access to the Property shall be provided via the existing private interparcel connector easement from Richmond Highway (U.S. Route 1), in substantial conformance with the access location shown on the GDP.
- **Pedestrian Connectivity:** As proffered, the Applicant shall provide sidewalk connectivity from the on-site sidewalk network to the existing sidewalk along the adjacent private travelway east of the site, including a pedestrian crosswalk at the site entrance, in substantial conformance with the GDP.

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; provide a quality education that assures lifelong learning and steady employment; and integrate smart growth principles. Based on community input from the online survey and the community conversations, eight focus or goal areas were identified for the 2025- 2028 Strategic Plan. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have a direct impact on each 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/Conditions Issues / Deficiencies

- None identified.

Modifications / Waivers

As proposed in Proffer, 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.

The Applicant has requested a series of modifications and waivers to the Zoning Ordinance and Design and Construction Standards Manual (DCSM) in order to implement the proposed design as shown on the Master Zoning Plan (MZP) and Design Guidelines. Section 32-700.25 of the Zoning Ordinance states the following regarding waiver or modification requests:

- An applicant shall provide written justification for all proposed waivers or modifications that demonstrates that the request is necessary due to the unique characteristics of the specific property or the activity proposed is based on previously submitted and approved submission documents, provided such waivers or modifications will not conflict with the fulfillment of the purpose of this section, but instead will promote the purpose of (Z.O.) sections 32-280 et seq.
- The applicant shall propose an alternative or modified approach to fulfill the intent of the standard being waived or modified.
- All modifications or waivers must demonstrate that the alternative proposal fulfills or exceeds the intent and purpose of the regulation being modified or the Comprehensive Plan.

In accordance with County Attorney guidance, staff have evaluated each request against the applicable ordinance provisions and provided the required factual findings. The following summarizes the waiver requests, ordinance references, required findings, and staff's recommendations specific to this rezoning application. Approval of the subject rezoning shall constitute a waiver/modification in accordance with the following:

- A. Modification of the required fifty-foot landscape buffer standards under DCSM Sections 800-29 and 800-30 to permit a thirty-foot (30') Type C landscape buffer in lieu of the required fifty-foot (50') Type C buffer along the northern and southern property boundaries adjacent to self-storage uses, as depicted on the GDP.

Justification provided by Applicant: *The modification is necessitated by significant existing grade change across the site, stormwater management constraints, the need to maintain compliant drive aisle widths and emergency access, and the limited buildable area available on the Property. The Applicant shall maintain the primary Type C plant unit requirement of 320 plant units per 100 linear feet within the reduced buffer area and shall install a six-foot (6') high-quality wood board-on-board screening fence along the north and south buffers, as depicted on the GDP. The June 19, 2026 cross-section exhibit illustrates the existing grade change supporting this modification request.*

Staff finds this modification and justification to be adequate.

- B. Waiver of Zoning Ordinance Section 32-250.32.2 and DCSM Section 802.10.F to permit the existing sanitary sewer easement to remain within the proposed landscape buffer area on the Property, as depicted on the GDP.

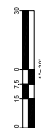
Justification provided by applicant: *Due to the limited size and location of the existing easement, the easement does not limit the proposed plantings within the landscape buffer. No plantings or trees shall be shown within the easement area. All landscaping and plantings installed within the buffer area in the vicinity of the sanitary sewer easement shall be designed and maintained so as not to interfere with access to or maintenance of the sanitary sewer infrastructure. The Applicant shall coordinate with Prince William Water during the site plan review process to confirm that proposed plantings and improvements in the vicinity of the easement area are acceptable and will not impair the function or accessibility of the sanitary sewer line. Waiver of Section 32-306-10.1 – Minimum housing mix, permitted unit types in residential areas.*

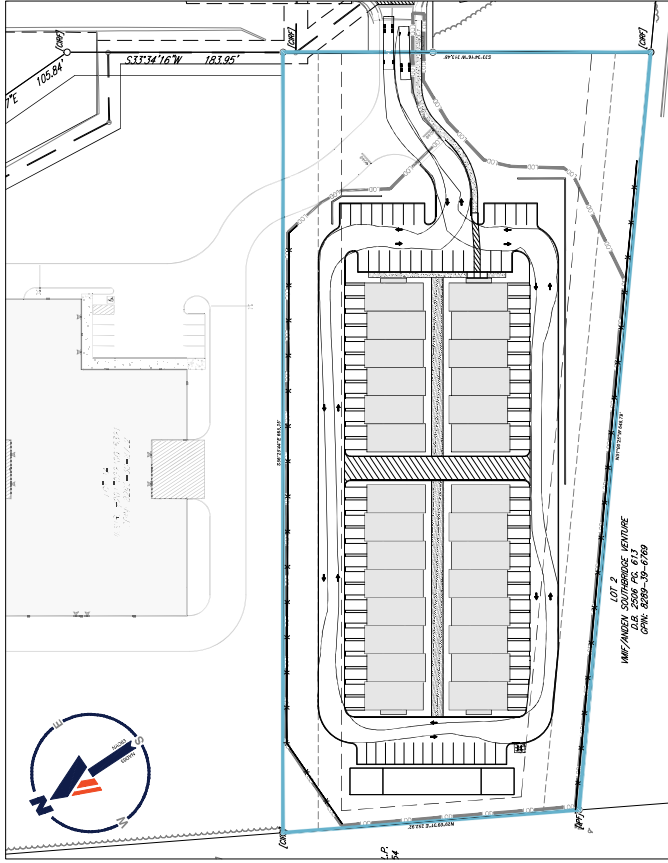
Staff finds this modification and justification to be adequate.

Agency Comments

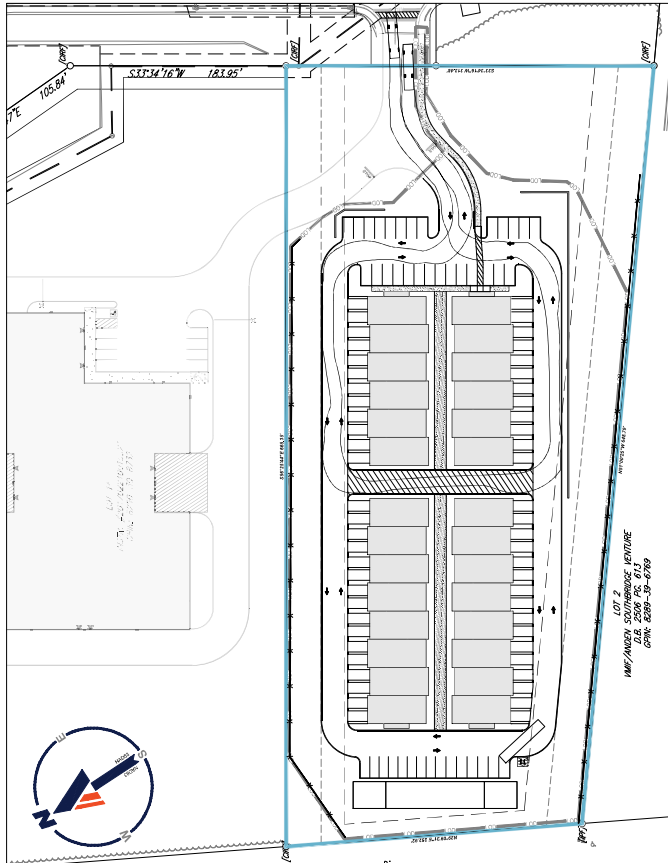
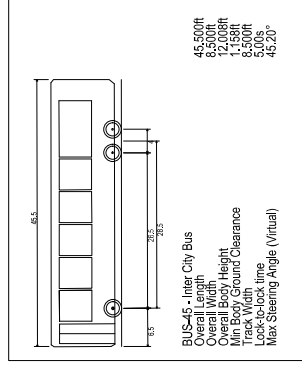
The following agencies have reviewed the proposal, and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- PWC Archaeologist, Planning Office
- PWC Building Official
- PWC Department of Economic Development and Tourism
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Land Development Manager, Department of Development Services
- PWC Planning Office – Case Manager / Countywide Planning
- PWC Police / Crime Prevention
- PWC Department of Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Department of Transportation
- Virginia Department of Transportation (VDOT)

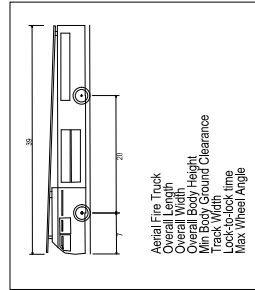




DELIVERY TRUCK TURN



FIRE TRUCK TURN



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES
PERMITTING SERVICES
LANDSCAPE ARCHITECTURE

REV	DATE	COMMENT	DESIGNED BY	CHECKED BY	DATE
1	10/01/2021	ADDITIONAL COMMENTS	BOHLER	BOHLER	10/01/2021
2	10/01/2021	REVISIONS	BOHLER	BOHLER	10/01/2021

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PROJECT NO. 2021-001
CHECKED BY: BOHLER
DATE: 10/01/2021

GENERAL DEVELOPMENT PLAN

WESCOTT RESIDENTIAL

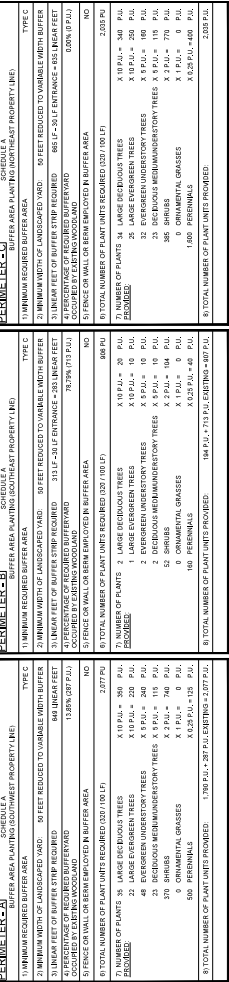
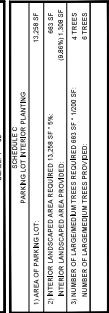
BOHLER
28 BLACKWELL PARK LANE, SUITE 201
DOWNSBORO, MASSACHUSETTS 01938
Phone: (508) 344-4300
Fax: (508) 344-4301
VA@Bohler.com



TRUCK TURN

REVISION 4 - 10/01/2021

REZ20206-00012





SHEET NO.	PROJECT NO.	DATE	REVISED	 NATIONAL VERIFICATION REPORT 15100 Pennsylvania Ave., Suite 100 Houston, Texas 77060	SET NO. 145/505X DRAWN BY DOW DATE 04/2/79 OPTION
					MONET / VAN SOGH DRAWING TITLE 6 CR. 6 SINF. ELEVATION UPON DESCRIPTION

BOHLER TM

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

[illegible]

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CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONTRACT.

PROJECT No.:	VAB230182
DRAWN BY:	M
CHECKED BY:	D
DATE:	1/10/21
CAD I.D.:	PC-NL-PR

PROJECT:

**GENERAL
DEVELOPMENT
PLAN**

FOR

**WESCOTT
RESIDENTIAL**

**PROPOSED
DEVELOPMENT**

**16760 RICHMOND HIGHWAY
DUMFRIES, VIRGINIA 22026
PRINCE WILLIAM COUNTY**

BOHLER //

28 BLACKWELL PARK LANE, SUITE 20
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

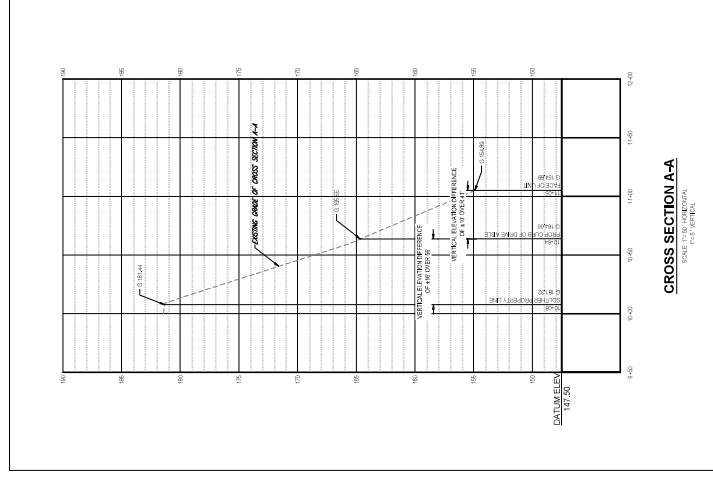
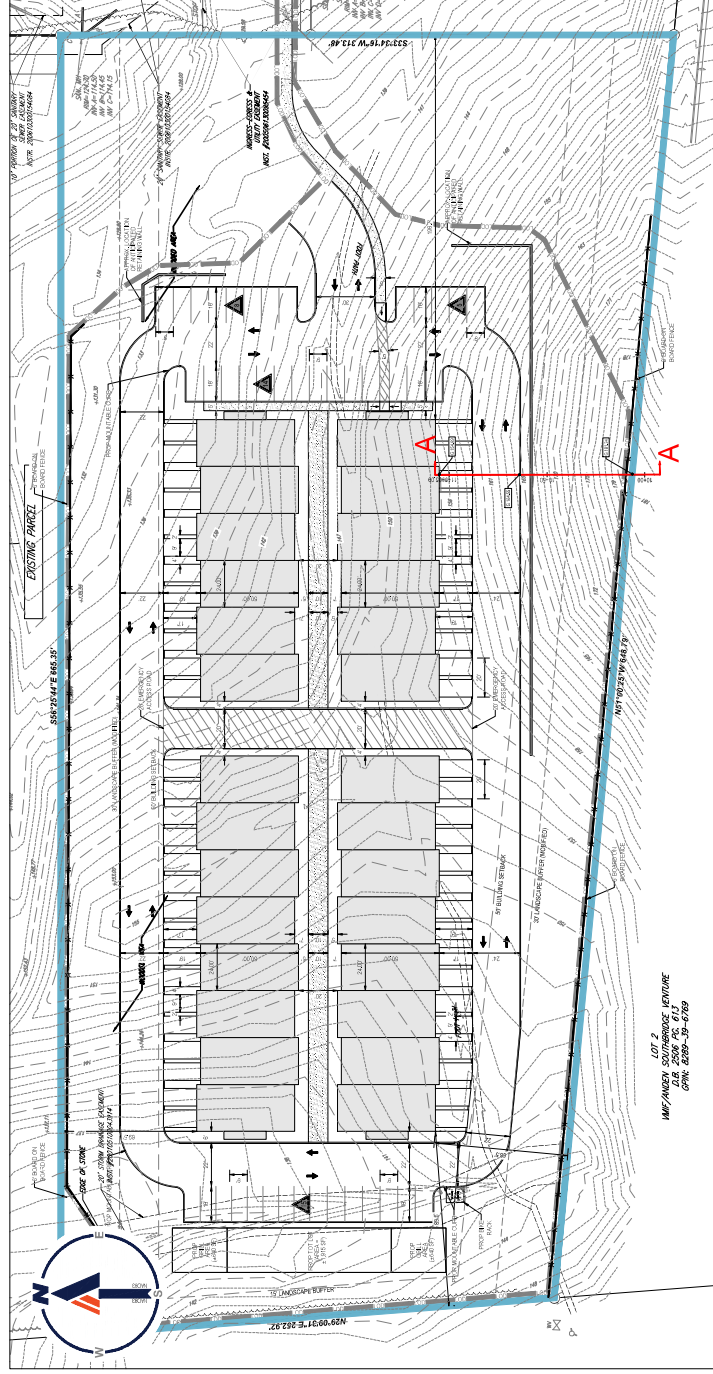


SHEET TITLE:

ELEVATIONS

SHEET NUMBER: 6

REVISION 2 - 6/19/2026



**WESCOTT RESIDENTIAL
EXISTING GRADE CROSS SECTION**

DUMFRIES. VA



**28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186**
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HISTORICAL COMMISSION RESOLUTION

MOTION: GREEN

November 18, 2025

SECOND: KASTENS

Regular Meeting

Res. No. 25-050

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>
SUP2024-00036	Belmont Bay SUP Amendment S3	No Further Work
SUP2026-00006	Iglesia de Cristo Pentecostal Bethel Church S1	No Further Work
REZ2026-00010	Mendez Enterprise of Virginia Wellington LLC S1	No Further Work
REZ2026-00009	Silver Bell Rezoning S1	No Further Work
REZ2026-00008	Prologis 66 Logistics Park S1	Table
REZ2024-00033	The Townes at Occoquan 3 rd Submission	No Further Work
REZ2025-00003	Project Industry – 2 nd Submission	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2026-00012	Wescott Rezoning	No Further Work
SUP2026-00008	Savers Manassas	Table
REZ2026-00013	Del Webb at Heathcote Village II S1	Table
SUP2026-00010	Chase Bank ATM - Fortuna Center	No Further Work
REZ2026-00011	234/640 Corner REZ S1	Table
SUP2026-00009	234/640 Corner SUP S1	Table
REZ2026-00016	Buckland Preserve S1	Table
REZ2026-00015	Canfield Crossing Proffer Amendment S1	No Further Work
REZ2026-00014	Nokesville Industrial Park S1	No Further Work
REZ2026-00018	Carver Road South S1	No Further Work
SUP2026-00011	Virginia Gateway Silver Diner Signage S1	Table

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Pearsall, Porta, Porter

MOTION CARRIED

ATTEST:



Secretary to the Commission