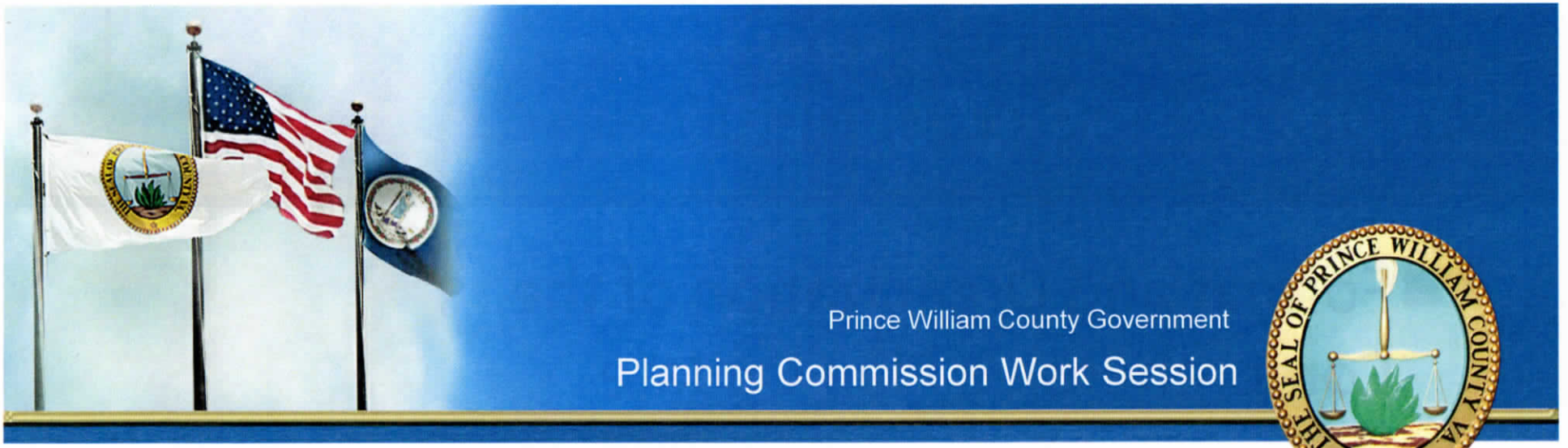


Prince William County Planning Commission Work Session

David McGettigan – Long Range Planning Manager
Planning Office

January 18, 2017

Work Session Agenda

- Format and Organization of the Comprehensive Plan Update
- Changes to State Law
- Updates on Small Area Plans (Innovation, Dale City and Independent Hill)

Reorganization

- Current Plan
  - Alphabetical Order
  - 400-500 pages
  - No demographics
  - No easy way to track progress on action strategies
  - Seven sector plans
- Proposed Plan
  - Chapters organized by type
  - 50 – 60 pages
  - Separate section on demographics, studies and analysis
  - Implementation Plan with tracking
  - Emphasis on Small Area Plans

Organization of the Plan

Land Use

- Development
- Level of Service/Infrastructure
- Conservation

Community Design
Economic Development
Housing
Fire and Rescue
Libraries
Parks
Police
Potable Water
Sanitary Sewer
Schools
Telecommunications
Transportation
Cultural Resources
Environment
Open Space

Goals of Reorganization

- More user friendly
- Increase readability
- Better tracking of actions strategies
- Conducive to publication online

www.planotomorrow.org

Changes to State Law (Code of VA)

Overview of Changes to Title 15.2, Article 3. *The Comprehensive Plan*:

- §15.2-2223. **Comprehensive plan to be prepared and adopted; scope and purpose.**
  - 2007, c. 761; 2012, cc. 729, 733; 2013, cc. 561, 585, 646, 656; 2014, cc. 397, 443.
- §15.2-2223.1. **Comprehensive plan to include urban development areas.**
  - 2007, c. 896; 2009, c. 327; 2010, cc. 465, 528; 2011, c. 561; 2012, cc. 192, 518, 805, 836.
- § 15.2-2224. **Surveys and studies to be made in preparation of plan; implementation of plan.**
  - 2007, c. 761; 2008, c. 491.

Changes to State Law (Code of VA)

Overview (continued…)

- § 15.2-2225. **Notice and hearing on plan; recommendation by local planning commission to governing body; posting of plan on website.**
  - 2009, c. 605.
- § 15.2-2226. **Adoption or disapproval of plan by governing body.**
  - 2009, c. 605.
- § 15.2-2229. **Amendments.**
  - 2010, c. 821.
- § 15.2-2230.1. **Public facilities study.**
  - 2012, c. 553.
- § 15.2-2232. **Legal status of plan.**
  - 2007, c. 801; 2009, cc. 670, 690; 2012, cc. 803, 835; 2016, c. 613.

Changes to State Law (Code of VA)

- §15.2-2223. **Comprehensive plan to be prepared and adopted; scope and purpose.**
  - Corridors and routes for electric transmission lines of 150Kv or more (2007; c. 761)
  - Transportation plan to show road and transportation improvements (2012; c. 729)
  - Comprehensive Plan shall take into consideration how to align transportation infrastructure and facilities with affordable, accessible housing and community services (2014; c. 397)

Changes to State Law (Code of VA)

- §15.2-2223.1. **Comprehensive plan to include urban development areas.**
  - Provide for urban development areas (UDAs)
  - UDAs shall be sufficient to meet projected residential and commercial growth
  - Boundaries of UDAs shall be identified in the comprehensive plan
  - The plan shall incorporate principles of traditional neighborhood design
  - The plan shall describe any financial and other incentives
  - A portion of one or more UDAs shall be designated as a receiving area for any transfer of development rights program (2012, cc. 192, 518, 805, 836)

Changes to State Law (Code of VA)

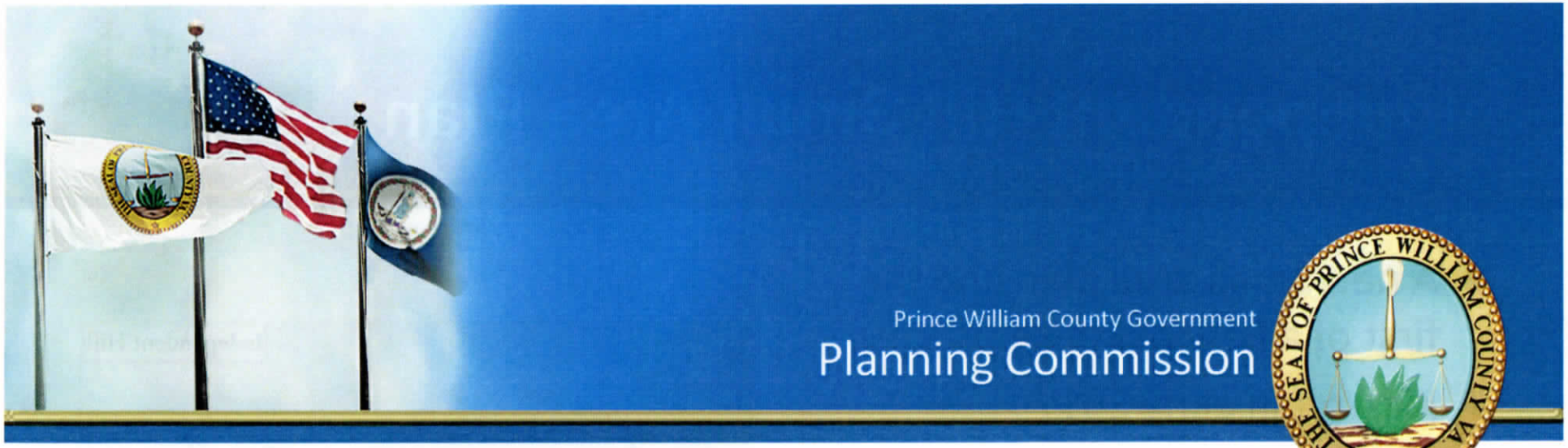
- § 15.2-2224. **Surveys and studies to be made in preparation of plan; implementation of plan.**
  - Transmission of electricity (2007, c. 761)
  - Dam break inundation zones and potential impacts to downstream properties to the extent that information concerning such information exists and is available to the local planning authority (2008, c. 491)
- § 15.2-2225. **Notice and hearing on plan; recommendation by local planning commission to governing body; posting of plan on website.**
  - Any comprehensive plan or part thereof approved by the commission shall be posted on a website that is maintained by the commission…(2009, c. 605)

Changes to State Law (Code of VA)

- § 15.2-2226. **Adoption or disapproval of plan by governing body.**
  - The governing body shall post the comprehensive plan or part thereof certified by the local planning commission on a website that is maintained by the governing body…(2009, c. 605)
- 15.2-2230.1 **Public facilities study.**
  - The study of public facilities shall also be forward to any utility companies or franchised cable operators that may be impacted by such public facilities.(2012, c. 553)
  - The utility companies, the franchised cable operators, and the locality shall cooperate and coordinate in the relocation of such utilities and cable lines (2012, c. 553)

Changes to State Law (Code of VA)

- § 15.2-2232. **Legal status of plan.**
  - Local government, through which one ore more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan at the next regular update (2009, c. 670)
  - If a proposed telecommunications tower or a facility is located in a zoning district that allows the construction by-right, such construction shall be deemed to be substantially in accord with the comprehensive plan and the commission approval shall not be required (2016, c. 13)



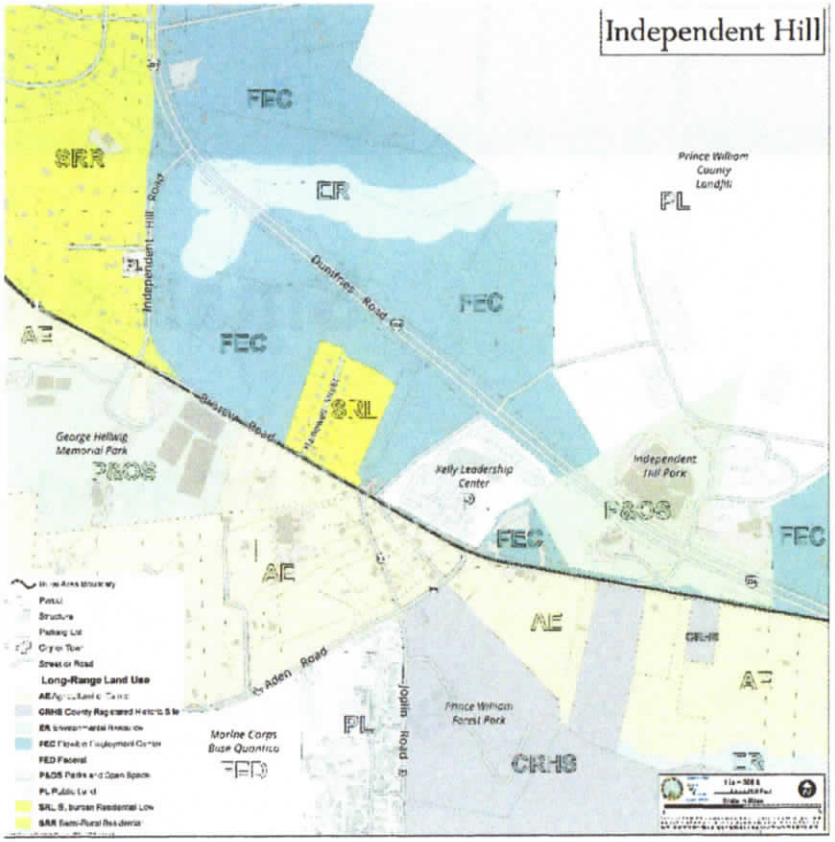
Small Area Plans

PC Work Session

Ryan Foster, Community Development Manager
Planning Office

Independent Hill Small Area Plan

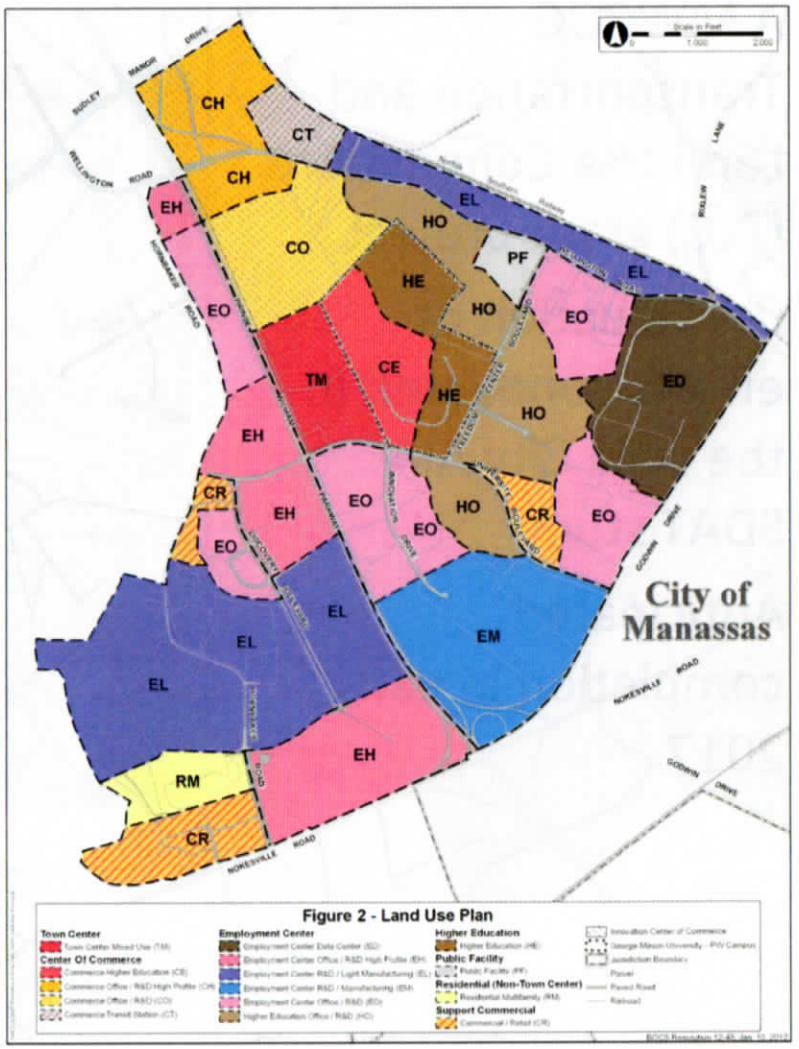
- A new small area plan and the first of a new planning process
- Kick-off in early 2017
- Area is characterized by a range of uses including:
  - Parks
  - Library
  - School
  - Animal Shelter
  - Office and Commercial
  - Residential
  - Church

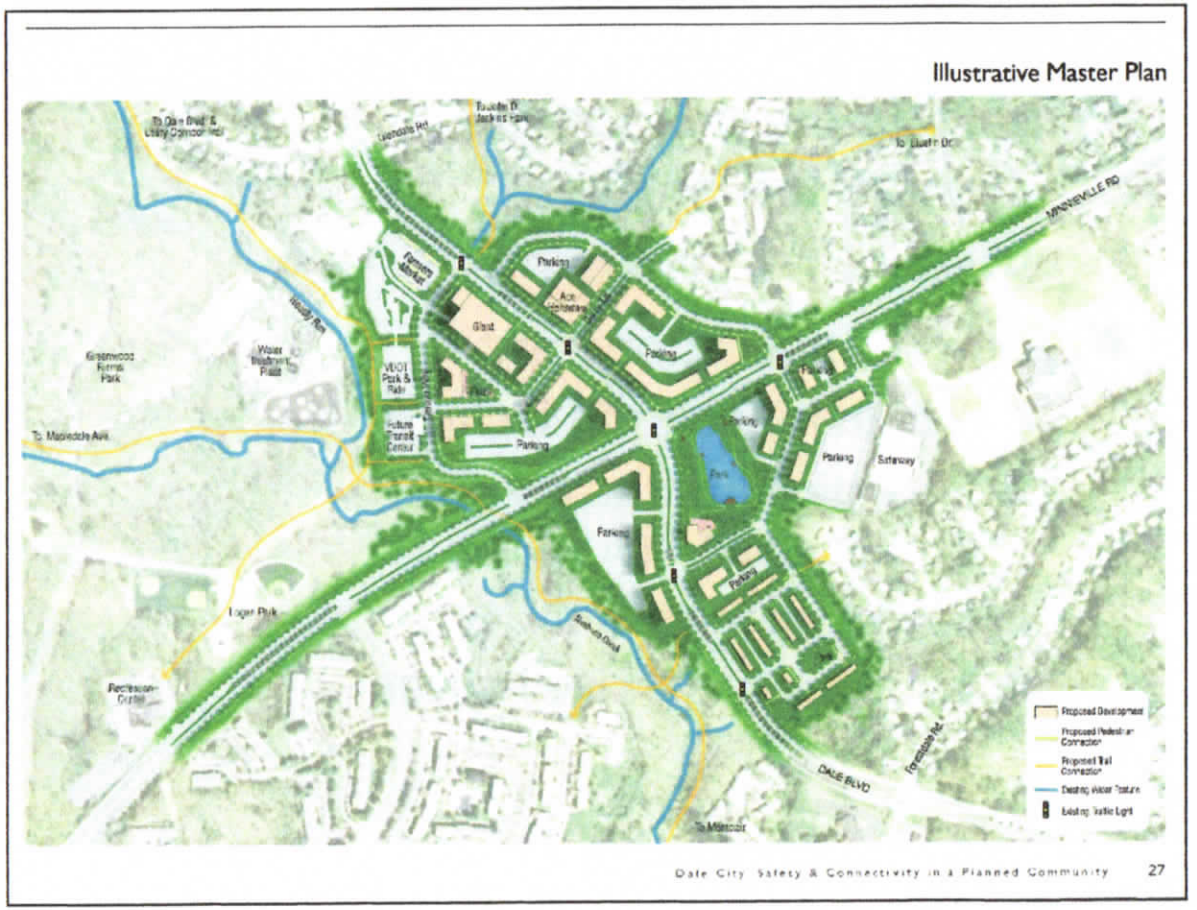


Innovation Park Small Area Plan

- An existing sector plan to facilitate the success of advanced technology businesses in the County
- Current applications and studies in Innovation include:
  - Innovation Town Center Rezoning, SUP, CPA
  - Innovation South Rezoning
  - Innovation and Gainesville VRE TLC Project

Figure 2 - Land Use Plan



Dale City TLC Project

- A MWCOG Transportation and Land Use Connections (TLC) grant project
- Continuation of efforts conducted in the Dale City AIA SDAT study
- Anticipated completion in early 2017