

Linton Hall/Route 28 Area Plan

ACTION STRATEGIES

The following text is intended to be specific action strategies which will serve as the basis for analysis of future rezoning and special use permit applications in this particular area of the County (as shown in Figure 1). These action strategies are intended to supplement or highlight existing action strategies of the 1998 Comprehensive Plan. Existing policies and action strategies of the Plan would continue to be considered in future staff analysis, as determined applicable or relevant to the nature of the specific rezoning and/or special use permit proposal.

CULTURAL RESOURCES PLAN

The Comprehensive Plan indicates that much of the study area has a high likelihood of containing prehistoric artifacts and/or sites. At least one known prehistoric site is located within the study area adjacent to Broad Run.

The Comprehensive Plan also identifies a portion of the study area as having a Historic Resource Management Overlay, which indicates a high likelihood of containing historic artifacts and/or sites. This area of the County is known to have at least one ford site, used for crossing Broad Run, as well as the potential for mills and other ill-defined historical structures.

To determine the extent and frequency of historic and prehistoric resources prior to land development, the Comprehensive Plan calls for Phase I archeological studies of properties considered for development during the rezoning and special use permit application review process and needed prior to final site plan approval. To implement the desired approach, the following action strategies should be used in the analysis of future rezoning applications in the study area:

ACTION STRATEGIES:

- CU-1.** At rezoning, the applicant should conduct and submit Phase I and, if appropriate based on the Phase I results, Phase II archeological studies, as defined by the Virginia Department of Historic Resources, which include an investigation of prehistoric, colonial, Civil War, and pre-1930 historic resources. Phase III studies would be conducted if warranted by the Phase II results.

- CU-2.** Where appropriate, and where public access is provided, the applicant should commit to funding and/or constructing historic markers which designate significant prehistoric or historic sites where public access is provided.

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ECONOMIC DEVELOPMENT PLAN

The proposed amendment will increase the amount of nonresidential land in the study area by about 40 acres and decrease the amount of residential land by the same amount. This proposal appears to be consistent with the economic development priority given nonresidential development in the Economic Development Plan and the County's Strategic Plan. This amendment will clearly establish the boundaries between the residential and nonresidential portions of the study area and preserves 180 acres of the 325-acre area for nonresidential development.

ENVIRONMENT PLAN

Broad Run forms the northeast boundary of the study area. The primary environmental features of the study area are steep wooded slopes, floodplain, and Chesapeake Bay Resource Protection Areas (RPAs) adjacent to Broad Run and its tributaries. Future development near these areas should be carefully managed. This means that stepped down densities, buffer areas, and setbacks should be employed to ensure protection of the area's sensitive environmental features.

To implement the desired approach, the following action strategies should be used in the analysis of future rezoning and special use permit applications in the study area:

ACTION STRATEGIES:

- EN-1.** At the time of rezoning and/or special use permit application, the applicant should identify tree preservation areas (particularly the wooded 100-year floodplain of Broad Run), RPAs of Broad Run and its tributaries, and wooded slopes in excess of 15 percent adjacent to Broad Run. Said areas shall remain undisturbed, except for trails and utilities.
- EN-2.** At the time of rezoning and/or special use permit application, the applicant should commit to maintaining the 100-foot-wide RPA buffer associated with Broad Run and its tributaries and will not seek a reduction of these buffers as part of the later site/subdivision review process.
- EN-3.** Existing woodland areas between land use classifications and along proposed major collector and arterial roadways should be preserved to provide woodland strips and buffer areas. Where woodland is nonexistent or has been removed in such areas, it should be replanted in accordance with the SBD-1 standard of the Design and Construction Standards Manual.
- EN-4.** At the time of rezoning and/or special use permit application, the applicant should commit to preliminary roadway alignments which are sensitive to environmental features.

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FIRE AND RESCUE PLAN

The study area is located outside the acceptable response time of existing fire and rescue stations. The closest station currently serving the area is Station #5, Nokesville. The Fire and Rescue Plan identifies the area's deficiencies and indicates possible station sites north and south of the study area.

The Plan currently suggests level of service standards that should be met or offset as part of the development review process. Dedication of land for a fire station, transportation improvements, and monetary contributions for the area's proposed stations may be the most appropriate means of addressing impact of development on fire and rescue service in the study area.

To implement the desired approach, the following action strategy should be used in the analysis of future rezoning applications and special use permit applications in the study area:

ACTION STRATEGY:

- FR-1.** At the time of rezoning and/or special use permit application, the applicant should commit to appropriate contributions, to the satisfaction of the Prince William County Fire Chief, in order to offset the development's impacts on fire and rescue service in the area.

HOUSING PLAN

The suggested changes in land use classifications for the study area, particularly those calling for additional residential densities, suggest an opportunity to implement specific policies and action strategies outlined in the Housing Plan. The proximity of the Broad Run commuter rail station and its ability to serve the study area suggests that a portion of the residential component be identified as affordable.

To implement the desired approach, the following action strategies should be used in the analysis of future rezoning applications in the study area:

ACTION STRATEGIES:

- H-1.** As part of the rezoning process, the applicant should allocate five percent of the dwelling units as affordable housing in accordance with the criteria established by the County's Office of Housing and Community Development.
- H-2.** In the event a percentage of housing is not designated affordable at rezoning, the applicant should provide an appropriate monetary contribution to the

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County's Housing Preservation and Development Fund to address special housing needs throughout the County.

LIBRARY PLAN

The Library Plan calls for one additional library site in the area.

The Plan currently suggests level of service standards that should be met or offset as part of the development review process. Dedication of land for a library or monetary contributions for acquisition of a library site may be an appropriate means of addressing residential development's impact on library facilities.

To implement the desired approach, the following action strategy should be used in the analysis of future rezoning applications in the study area:

ACTION STRATEGY:

- LIB-1.** At the time of rezoning, the applicant should commit to providing appropriate contributions, to the satisfaction of the Library Director, in order to offset residential development's impact on County libraries.

LONG-RANGE LAND USE PLAN

To implement the desired approach for the study area, the following action strategies should be used in the analysis of rezoning and special use permit applications for consistency with the Land Use element of the Comprehensive Plan:

ACTION STRATEGIES:

- LU-1.** Development within the 90-acre Suburban Residential-Low (SRL)-Institutional land use classification is limited to the Youth for Tomorrow New Life Center.
- LU-2.** Development within the 60-acre Suburban Residential-Low (SRL)-Residential land use classification will be limited to a maximum of 120 dwelling units (2 dwelling units per acre). Areas adjacent to the Broad Run floodplain (as that floodplain is delineated as part of the site plan review process) shall contain the lowest densities (one-acre lots) or cluster development with a 100-foot-wide vegetated buffer adjacent to the limits of the 100-year floodplain.
- LU-3.** Development within the Suburban Residential-Moderate (SRM)-Residential land use classification, containing approximately 40 acres, shall be limited to 240 dwelling units (6 dwelling units per acre). Approximately 10 acres of the SRM shall be used for a church or religious institution.

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- LU-4.** Development within the Office Flex (OF) land use classification shall be limited to nonretail employment uses permitted in the O(F), Office Flex zoning district. Limited secondary retail uses will be permitted to serve the employees and clients of the previously-established employment activities. These secondary retail and other nonoffice uses shall not be visible from Route 28 and Linton Hall Road.
- LU-5.** No warehousing or assembly-related activities shall occur within 200 feet of the Broad Run floodplain.
- LU-6.** On-site setback and buffering requirements shall reflect the following:
- A 50-foot-wide area on each side of the existing stream separating the SRM and SRL-Institutional land use classifications shall not be disturbed.
 - A 100-foot-wide vegetated buffer shall separate the SRM and OF land use classifications.
 - A 50-foot-wide landscaped buffer, including a setback of buildings and parking, shall be placed along roadway rights-of-way bordering the OF land use classification.

PARKS AND OPEN SPACE PLAN

The Parks and Open Space Plan identifies up to 680 acres needed for parks in the Brentsville Magisterial District.

The Plan currently suggests level of service standards that should be met or offset as part of the development review process. Dedication of land for a park and/or monetary contributions for acquisition of off-site parkland may be an appropriate means of addressing residential development's impact on park and recreation facilities in the study area.

To implement the desired approach, the following action strategies should be used in the analysis of future applications in the study area:

ACTION STRATEGIES:

- REC-1.** At the time of rezoning and/or special use permit application, the applicant should commit to dedicating sufficient portions of the Broad Run floodplain for extension of the Broad Run linear park and greenway trail through the study area. Covenants should be recorded in the deed of transfer to the Prince William County Park Authority to ensure that the dedicated area will remain undisturbed, except for passive recreational use, and limited to construction of the Broad Run greenway trail.

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REC-2. If the Broad Run floodplain is not dedicated to the Park Authority, then at the time of rezoning and/or special use permit application, the applicant should commit to the following:

- Provide, to the satisfaction of the Park Authority, adequate land and facilities for on-site recreation and/or appropriate monetary contributions to the County in order to offset impacts of the development on off-site parks and recreation facilities.
- Provide right-of-way or an easement through the Broad Run floodplain for extension of the Broad Run greenway trail by the Park Authority and construct trails from proposed development to the greenway trail.

POTABLE WATER PLAN

The study area is located in the Development Area and is designated for public water facilities. Water supplies are adequate to meet the demands of the proposed development suggested by this amendment. As always, rezoning and special use permit applicants are expected to provide and fund public water improvements necessary to serve the development.

SCHOOLS PLAN

The Schools Plan calls for three additional elementary school sites east of Linton Hall Road and two intermediate school sites in the Linton Hall Road corridor.

The Plan currently suggests level of service standards that should be met or offset as part of the development review process. Dedication of land for schools or monetary contributions for acquisition of school sites may be an appropriate means of addressing residential development's impact on school facilities.

To implement the desired approach, the following action strategy should be used in the analysis of future rezoning applications in the study area:

ACTION STRATEGY:

SCH-1. At the time of rezoning, the applicant should commit to providing appropriate contributions to the satisfaction of the School Board, in order to offset residential development's impact on County schools.

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SEWER PLAN

The study area is located in Development Area and is designated for public sewer facilities. Sewer capacity is available at the Upper Occoquan Sewage Authority plant. An interceptor sewer system is planned to meet the demands of proposed development in the Linton Hall corridor, including the development densities suggested by this amendment. As always, rezoning and special use permit applicants are expected to provide and fund public water improvements necessary to serve the development.

TRANSPORTATION PLAN

The study area has frontage on Route 28 and Linton Hall Road. Route 28 is planned as a principal arterial with a corresponding right-of-way width of 146 feet. Linton Hall Road is planned as a minor arterial with a corresponding right-of-way width of 116 feet.

Route 28 and Linton Hall Road are designated as transit corridors in the Transit Plan and planned for Class I bicycle trails in the Nonmotorized Transportation Plan.

Broad Run is planned for a greenway trail which will link the study area with the commuter rail station.

To implement the desired approach, the following action strategies should be used in the analysis of future rezoning and special use permit applications in the study area:

ACTION STRATEGIES:

- TR-1.** A Traffic Impact Analysis (TIA), acceptable to the Department of Public Works, should be prepared and submitted at the time of rezoning and/or special use permit application, if deemed appropriate during a scoping session with County Transportation.
- TR-2.** The applicant should commit to dedicating the necessary right-of-way for Route 28 and Linton Hall Road in accordance with the right-of-way widths listed in the Transportation Plan.
- TR-3.** The applicant should commit to the phasing of development and the provision of various modes of transportation improvements which will ensure that all roadways and intersections within the traffic impact area operate at a level of service "D" or better.
- TR-4.** The applicant should commit to providing right-of-way and/or interparcel connections between adjoining properties determined appropriate by County Transportation.

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- TR-5. The applicant should commit to providing areas for commuter parking and monetary contributions for transit facilities in the area.

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Figure 1

Long-Range Land Use Plan Map

