

Long-Range Land Use Plan

INTENT

Prince William County recognizes that growth and change will occur and are vital to the well-being of any community. The County is committed to achieving a number of objectives regarding the long-range development of land within its boundaries, so that growth is managed, development is consistent and orderly, and growth is beneficial:

- Protect the County's financial health.
- Provide an exceptional quality of life.
- Improve the value of land and existing developed properties.
- Preserve open space.
- Support and expand business.

Achieving these objectives will promote the County's long-term economic success. Land use planning is one of the tools the County employs to ensure it meets its objectives, and to ensure that the County is attractive to businesses and is responsible to its citizens. Through wise land use planning, the County ensures that landowners are provided a reasonable use of land while the County is able to judiciously use its economic resources to provide the services its employers and residents need, efficiently and at affordable and high-quality standards, without requiring unreasonable taxation. Prince William County is committed to land use planning that results in economic stability, as well as in a character and quality of life desired by County citizens.

The Long-Range Land Use Plan serves as a guide to the physical development of the County and reflects the spatial distribution of various urban, suburban and rural land use classifications. It is a generalized document and is not meant to be site-specific nor replace the specificity reserved for such tools of implementation as the Zoning Ordinance, the Subdivision Ordinance, or the Design and Construction Standards Manual. The Long-Range Land Use Plan can only be interpreted in conjunction with the rest of the Comprehensive Plan.

Given Prince William County's commitment to economic stability, the County is committed to support growth for which services can be supplied according to established levels of service and according to the County's ability to afford to provide those services. Previously approved projects shall be considered when new projects are being evaluated.

The components of the Long-Range Land Use Plan are:

- Long-Range Land Use Plan Map and Associated Text
- Land Use Compatibility Matrix (Figure 1)
- Intent, Goal, Objectives, and Action Strategies

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The Long-Range Land Use Plan Map (Fold-out Map)

The Long-Range Land Use Plan Map illustrates existing and potential development by land use classification and by density or Floor Area Ratio (FAR). This map, together with a general description of the classifications reflected thereon, provides general guidance in determining the level of consistency between a development request and these classes of uses. All rezoning, special use permit, and Comprehensive Plan amendment requests shall be evaluated based on the County's Long-Range Land Use Plan and the County's fiscal ability to service such development. Development should occur in a manner consistent with the ability of supportive utilities, facilities, transportation, and service components to accommodate the impacts of the development, and in accordance with the levels of service (LOS) standards contained in the Fire and Rescue Plan, the Library Plan, the Parks and Open Space Plan, the Schools Plan, and the Transportation Plan. In some instances, land use classifications are shown that seem, on the surface, to be inconsistent with this Long-Range Land Use Plan and its policies and action strategies. These anomalies are generally property-specific. The properties affected are those for which zoning approval was given prior to adoption of the 1998 Comprehensive Plan. Development of these properties will be permitted to occur according to the densities and proffers of the approved rezoning.

The formulation of the Long-Range Land Use Plan began with a subdivision of the County into two general geographic areas categorized according to their present character and to their potential character, as measured through both citizen expectations and goals for future development and the County's desire for fiscally sound growth patterns.

The two general geographic areas are the Development Area and the Rural Area. These areas are depicted on the Long-Range Land Use Area Map and summarized in the following manner:

The Development Area

The Development Area is that portion of Prince William County that has already been developed or is expected to be developed at residential densities greater than those in the Rural Area. The Development Area also contains commercial, office and industrial uses. This area includes established residential, commercial and industrial areas, as well as undeveloped or underdeveloped land expected to meet the County's projected growth. The Development Area contains urban and suburban sub-areas. It is intended that all portions of the Development Area are to be served by public water and sewer.

It is the intent of the Long-Range Land Use Plan to encourage infill of the Development Area and redevelopment and revitalization of older areas of the County, at the densities described in this chapter, in order to encourage a cost-efficient provision of public services and to provide an environmentally sound development pattern.

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The Urban Areas

The Urban Areas are the most intensely used, or expected to be most intensely developed, portions of Prince William County. They include established commercial, industrial and high-density residential areas, as well as undeveloped or underdeveloped land expected to meet the County's future needs for intense, urban development. These regional employment uses, high-density residential and, to a lesser extent, retail uses and industrial uses are generally found along or near the major regional and/or interstate transportation corridors. In addition, the Urban Areas also contain certain highway-oriented commercial uses located along these major transportation corridors.

The Urban Areas contain the following Long-Range Land Use Plan Map classifications:

Regional Employment Center (REC). The purpose of the Regional Employment Center classification is to provide for areas located close to and/or with good access from an interstate highway where intensive regional employment uses are to be located. REC projects* should be planned and developed in a comprehensive, coordinated manner. Primary uses in the REC are mid-rise and/or high-rise office, research and development facilities, lodging, and mixed-use projects. Retail, retail service and/or residential uses shall represent no greater than 25 percent of the total REC project area. Retail and retail service use(s) shall be so located within a building or on a site that their primary purpose is to support the needs of those employed within that REC project or living or working within the mixed-use building(s). Drive-in/drive-through uses are discouraged. Shared/ structured parking is encouraged. The permitted development density for nonresidential use(s) in an REC project is the highest possible in the County; that is, urban densities within the range of 0.25-1.25 FAR, with a desirable density of 0.75 FAR. The acceptable housing type within any mixed-use REC project is multifamily, at a density of 16-30 dwelling units per gross acre. Development in REC projects shall occur according to a phasing plan, described within the Development Evaluation Criteria section of this chapter.

Regional Commercial Center (RCC). The purpose of the Regional Commercial Center classification is to provide for areas, located close to and/or with good access to/ from an interstate highway, where large-scale retail projects that serve a regional, rather than local, market are to be located. RCC projects should be planned and developed in a comprehensive, coordinated manner. Primary uses include regional retail malls, mixed-use projects, and large single-user retail buildings. Local-serving retail, retail service and/or residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total RCC project area. Drive-in/drive-through uses are discouraged. Residential uses shall, with the exception of Residential Elderly, be part of a mixed-use building. Shared/ structured parking is encouraged. The permitted development density for nonresidential use(s) in an RCC is within the

* In all instances, a "project" or "project area" is defined as the boundary of a rezoning or special use permit request.

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range of 0.20-0.50 FAR, with a desirable overall density of 0.25 FAR. The acceptable housing type within any mixed-use RCC project is multifamily, at a density of 16-30 dwelling units per gross acre. Development in RCC projects shall occur according to a phasing plan, described within the Development Evaluation Criteria section of this chapter.

Regional Recreation Center (RRC). The purpose of the Regional Recreation Center classification is to provide for areas located close to and/or with good access to/from an interstate highway where large-scale recreational projects that serve a regional, rather than local, population are to be located. RRC projects should be planned and developed in a comprehensive and coordinated manner. Primary uses include theme parks, sports complexes, regional race tracks (automotive or horse), and convention centers. Retail, retail service, lodging, and similar uses that serve visitors to the primary use(s), and/or residential uses, shall be considered secondary uses and shall represent no greater than 25 percent of the total RRC project area. Drive-in/drive-through uses are discouraged. Shared/ structured parking is encouraged. Densities and floor area ratios (FARs) shall be determined on a project-by-project basis, with consideration given to nearby land uses and the County's economic development goals. Development in RRC projects shall occur according to a phasing plan, described within the Development Evaluation Criteria section of this chapter. Open space and buffering shall be provided in perpetuity by restrictive covenant of title between residential and nonresidential uses in any RRC project, and between any RRC project and adjacent uses, and shall be an integral factor of planning for that RRC project area. (**NOTE:** The RRC land use classification is not mapped. It is intended to be site- and project-specific, and requested, approved and mapped through the Comprehensive Plan amendment and rezoning processes.)

General Commercial (GC). The purpose of the General Commercial classification is to recognize areas of existing commercial activity along major County roadways such as those along Route 1, Route 234, Route 28, and at the Minnieville Road-Smocketown Road intersection that serve a local market rather than a regional market. Access to GC uses shall be limited to abutting arterial or collector roadways, rather than from lesser abutting roadways, except where interparcel connections are provided between abutting GC sites. Pedestrian access to adjacent and nearby residential areas, where appropriate, shall be encouraged. Primary uses in the GC are retail, retail service, and lodging uses. Office use shall be considered a secondary use and shall represent no greater than 25 percent of the total GC project area. Infill and redevelopment of areas identified as GC is encouraged, particularly with new or relocated commercial uses that are of a scale similar to surrounding uses. Designation of new GC areas is discouraged. The permitted density range is 0.20-0.25 FAR.

The Suburban Areas

The Suburban Areas accommodate the lower density residential, neighborhood-oriented retail and service uses, and smaller scale employment uses found in the more

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traditional neighborhoods and/or along major intra-County transportation corridors. The Suburban Areas also contain several areas of transitional residential use, with the lowest residential densities abutting the Rural Area and serving as a buffer area between the Development Area and the Rural Area.

The Suburban Areas contain the following Long-Range Land Use Plan Map classifications:

Flexible Use Employment Center (FEC). The purpose of the Flexible Use Employment Center classification is to provide for areas of employment uses situated on individual sites or in campus-style "parks." Primary uses in the FEC classification are light manufacturing, "start-up" businesses, small assembly businesses, and office uses. Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 10 percent of the total FEC project area. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that FEC project. Warehousing, wholesale, storage and/or distribution uses shall also be considered secondary uses within any FEC project. Outdoor storage shall also be considered a secondary use and shall be limited to no more than 10 percent of the land area of the FEC project. Within an FEC-designated project, the more intense uses shall be located in the core of the area and the less intense uses (excluding outdoor storage) at the periphery, to act as a transition between the FEC project and adjacent areas designated or developed for different uses. The permitted density range in FEC projects is 0.18-0.30 FAR.

Industrial Employment (EI). The purpose of the Industrial Employment classification is to provide for areas of economic base industries that must be screened and buffered from major transportation corridors and adjacent land uses. These screening and buffering requirements shall be as contained in the Zoning Ordinance and Design and Construction Standards Manual. Primary uses in the EI are manufacturing, industrial parks, truck and auto repair, wholesale/ distribution facilities, warehouses, certain public facilities and utilities, and other industrial uses. Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 10 percent of the total EI project area. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that EI project. Within an EI-designated area, the more intense uses shall be located in the core of the area and the less intense uses at the periphery, to act as a transition between the EI and adjacent areas designated or developed for different uses. Performance standards for off-site impacts, such as dust, particulates, and emissions, are to be applied. Stand-alone office and office-like facilities that are primary uses within an EI-designated area should be discouraged in any EI area. The permitted density range is 0.15-0.30 FAR.

Community Employment Center (CEC). The purpose of the Community Employment Center classification is to provide for areas of low- to mid-rise offices, research and development, lodging, and mixed-use projects planned and developed in a

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comprehensive, coordinated manner. CEC projects shall be located at or near the intersection of principal arterials and major collector roads, or at commuter rail stations. Retail, retail service and/or residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total CEC project area. Retail and retail service use(s) shall be so located within a building or on a site that their primary purpose is to support the needs of those employed within that CEC project or living or working within the mixed-use building. Drive-in/drive-through uses are discouraged. The permitted density range for the nonresidential uses in a CEC project is 0.20-0.50 FAR. Single-family detached or multifamily housing, including elderly housing, is permitted, at a density of 6-12 units per gross acre. Development in CEC projects shall occur according to a phasing plan, described within the Development Evaluation Criteria section of this chapter.

General Commercial (GC). The purpose of the General Commercial classification is to recognize areas of existing commercial activity along major County roadways such as those along Route 1, Route 234, Route 28, and at the Minnieville Road-Smocketown Road intersection that serve a local market rather than a regional market. Access to GC uses shall be limited to abutting arterial or collector roadways, rather than from lesser abutting roadways, except where interparcel connections are provided between abutting GC sites. Pedestrian access to adjacent and nearby residential areas, where appropriate, shall be encouraged. Primary uses in the GC are retail, retail service, and lodging uses. Office use shall be considered a secondary use and shall represent no greater than 25 percent of the total GC project area. Infill and redevelopment of areas identified as GC is encouraged, particularly with new or relocated commercial uses that are of a scale similar to surrounding uses. Designation of new GC areas is discouraged. The permitted density range is 0.20-0.25 FAR.

Office (O). The purpose of this classification is to provide for areas of low- to mid-rise, suburban-scale offices or research and development activities. Projects developed in this classification shall be for office use, with retail and retail service uses discouraged. Any retail and/or retail service uses shall be contained within the office or research and development building whose tenants and employees those retail/retail service uses would serve. Less intense O uses such as neighborhood-scale offices shall be located at the periphery of the O project, to act as a transition between the O project and adjacent residential areas. The permitted density range is 0.20-0.50 FAR.

Neighborhood Commercial (NC). The purpose of the Neighborhood Commercial classification is to provide commercial areas to serve surrounding residential neighborhoods. NC-designated areas shall be planned and developed in a comprehensive, coordinated manner. NC project shall not be nearer than one mile from any other NC area or project, or any GC or Convenience Retail (CR) area or project. The site orientation of an NC project shall be toward surrounding neighborhoods, with project access from primary neighborhood-serving roadways, rather than from roadways serving pass-through/pass-by traffic. Pedestrian access to and from the surrounding neighborhood, where appropriate, shall be encouraged. Primary uses in the NC

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classification are the retail and retail service uses permitted in the B-2, Neighborhood Business zoning district and/or mixed-use buildings that combine retail/retail service uses on the first floor and residential uses on the second floor, with a special use permit. In order that the neighborhood-serving function of NC uses can be maintained, maximum NC project size shall be 15 acres and the maximum size of nonresidential uses shall be 80,000 gross square feet, with no single use (other than a grocery store, general store, or drug store) to be larger than 8,000 gross square feet.

Suburban Residential High (SRH). The purpose of the Suburban Residential High classification is to provide for areas of a variety of housing opportunities at the highest suburban density. The preferred housing type in this classification is multifamily (apartments and condominiums). The density range in SRH projects is 10-15 dwelling units per gross acre.

Suburban Residential Medium (SRM). The purpose of the Suburban Residential Medium classification is to provide for a variety of housing opportunities at a moderate suburban density greater than that of in the SRL classification. The preferred housing type in this classification is single-family detached, but up to 25 percent of the total land area may be single-family attached. The density range in SRM projects is 4-6 dwelling units per gross acre, and the maximum density of single-family attached shall be no more than 6 units per gross acre. Cluster housing and the use of the planned unit development concept may occur, so long as the resulting residential density is no greater than that possible under conventional development standards and provided that such clustering furthers valuable environmental objectives such as are stated in the Environment Plan.

Suburban Residential Low (SRL). The purpose of the Suburban Residential Low classification is to provide for areas of a variety of housing opportunities at a low suburban density. The housing type in this classification is single-family detached. The density range in SRL projects is 1-4 units per gross acre. Cluster housing and the use of the planned unit development concept may occur, so long as the resulting residential density is no greater than that possible under conventional development standards and provided that such clustering furthers valuable environmental objectives, such as are stated in the Environment Plan.

Semi-Rural Residential (SRR). The purpose of the Semi-Rural Residential classification is to provide for areas within the County where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and the more dense residential development found in the Development Area. Residential development in SRR areas shall occur as single-family dwellings, at a density of 1 dwelling unit per 1-5 gross acres. Where more than two dwellings are constructed, as part of a residential project in the SRR classification, the average density within that project should be 1 dwelling unit per 2.5 acres on a project-by-project basis. Cluster housing and the use of the planned unit development concept may occur, where appropriate, so long as the resulting residential density is no

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greater than that possible under conventional development standards and provided that clustering furthers valuable environmental objectives such as stated in the Environment Plan, and so long as such single-family development occurs on a minimum of one-half-acre lots.

The lower end of the density range for the SRR classification shall be permitted by right. Higher densities shall be achieved through negotiation at the rezoning stage, not to exceed average densities established in this category.

The Rural Area

The Rural Area. This is the area of Prince William County in which are contained agricultural, open space, forestry and large-lot residential land uses, as well as occasional small-scale convenience retail centers and community facilities. Large-lot residential cluster development, contained within or abutted by large tracts of permanent open space, is an alternative residential pattern permitted in the Rural Area. Unlike the 10-acre lots permitted by right, however, these clusters require subdivision approval by the County. The purpose of the Rural Area designation is to help preserve the County's agricultural economy and resources, the quality of the groundwater supply and the open space and rural character presently found there. Sufficient vacant and underdeveloped land exists in the Development Area that the Rural Area is not needed to accommodate further growth--particularly additional residential development--for the next 20 years. While it is intended that the Rural Area be served by public water facilities, the Rural Area is not intended to be served by public sewer facilities, except under emergency conditions as identified in the Sewer Plan. Designation of the Rural Area and application of the development Goals, Policies and Action Strategies relative to the Rural Area are intended to help avoid the negative economic, social and environmental characteristics of sprawl development.

Agricultural or Estate (AE). The purpose of the Agricultural or Estate classification is to protect existing agricultural lands and open space, as well as other important rural environmental resources, and to provide areas within the County where large-lot residential development is appropriate. The maximum density is one dwelling unit per 10 gross acres.

Convenience Retail (CR). The purpose of the Convenience Retail classification is to provide for commercial nodes to serve surrounding rural areas located within 10-15 minutes' driving time. CR projects are encouraged to provide retail and retail service uses desired by rural residents to fulfill basic, daily needs, rather than uses that are more properly located in the Development Area of the County. These uses are those permitted in the B-3, Convenience Retail zoning district. CR projects shall be planned and developed in a comprehensive, coordinated manner. No CR area or project shall be nearer than five miles from any other CR project or any NC or GC project. A CR area shall be limited to one quadrant of an intersection and the site orientation of a CR project shall be toward the less heavily traveled road of that intersection, rather than

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toward pass-through/ pass-by traffic, with single in/out access provided from that road. Pedestrian access to and from any adjacent neighborhood(s) shall be integral to the site design of CR projects. As detailed in the Community Design chapter, building architecture and site design shall be compatible with a rural area, rather than a “sub-urban” or “urban” design. Retail motor vehicle fuel stations shall be accessory uses only, and shall be attached to the CR. Combination gas station-quick-service/ fast-food restaurants and drive-in/drive-through uses are discouraged. Maximum CR project size shall be 5 acres, including appurtenances (such as drainfields). The maximum size of nonresidential uses shall be 15,000 gross square feet, with no single use to be larger than 8,000 gross square feet. Second-story residential use as part of a mixed-use building is permitted with a special use permit.

Countywide Categories

Environmental Resource (ER). This classification is explained and defined in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Act (FEMA) Flood Hazard Use Maps or natural 100-year floodplains as defined in the Design and Construction Standards Manual (DCSM) and Resource Protection Areas as defined by the Chesapeake Bay Act. In addition, areas with 25 percent or greater slopes, areas with 15 percent or greater slopes in conjunction with soils that have severe limitations, soils with a predominance of marine clays, public water supply sources, and critically erodible shorelines and stream banks are considered environmental resources. While the Long-Range Land Use Plan Map ER designation does not currently depict all of these sensitive environmental resource areas, resource areas shall be added to the Long-Range Land Use Plan Map where studies have shown such addition to be appropriate.

Designated Cultural Resource (DCR). The Designated Cultural Resources classification is designed to protect important cultural resources. Cultural resources include architectural, archaeological, and historical resources. DCR designations that are mapped on the Long-Range Land Use Plan Map include existing sites and districts that have a preservation easement or are listed on the National Register of Historic Places or Virginia Historic Landmarks Register, are incorporated into the County Zoning Ordinance as an Historic Overlay District or Special Public Interest District, are recorded as part of the Historic American Building Survey or the Historic American Engineering Record, or are identified as a Virginia Designated Archaeological Site or Zone. Development in this designation which would potentially impact these resources shall occur in accordance with the standards and criteria set forth in the Cultural Resources Plan.

Parks and Open Space (POS). The purpose of this classification is to illustrate a number of existing parks and recreational areas of the County. The Parks and Open Space Plan contains a complete inventory of existing federal, state, and local parks, and planned parks within the County.

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Public Land (PL). The purpose of identifying public lands in the Comprehensive Plan is to provide an indication of existing and planned public facilities, institutions, or other government installations such as, but not limited to, detention/correctional facilities, government centers, judicial centers, and related facilities. The appropriate Comprehensive Plan chapter (Telecommunications, Potable Water, Sewer, Transportation, Fire and Rescue, Schools) should be consulted for a more complete presentation regarding these public facilities. Where necessary, public facility reviews with public comment, as outlined in the Virginia Code, shall be conducted to determine conformance of specific proposed facilities with the Comprehensive Plan. A public facility review with public comment shall be mandatory where a public facility is not addressed in the Comprehensive Plan, unless such facility is exempt from review by that code section.

The Land Use Compatibility Matrix

The Land Use Compatibility Matrix (Figure 1) contained herein provides a general evaluation technique to ensure compatibility in areas where different land use categories meet. It does not indicate that certain categories are totally incompatible with certain other categories. The matrix does, however, provide general guidance in evaluating the degree to which mitigation measures may be necessary to ensure compatibility between or among abutting or facing land uses. Specific mitigation measures should be based on site conditions and the nature of both the use in question and the abutting use(s). The guidelines contained in the matrix should be consulted in addition to the guidelines contained in the Community Design Plan, as well as the standards and regulations contained in the Zoning Ordinance and the DCSM.

The zoning compatibility matrix shall be updated and included in the Zoning Ordinance.

- Land use classifications in the matrix that are identified as "**Compatible**" are those uses that are, when adjacent, harmonious and consistent with one another. Land use classifications identified as "**Incompatible Except with Mitigation Measures**" will require significant buffering and transitions depending on the Long-Range Land Use Area and specific land uses. The primary concern, however, is adequate, and sometimes complete, buffering whether it be distance, undisturbed vegetative buffers, vegetated streams, transportation corridors, man-made barriers, the location of less intense uses at the periphery of the site (if such uses are proposed), or a combination of these measures. Transitions in land uses and/or transitions in density are also warranted at the interfaces of these land use categories. These mitigation measures are of particular concern in the Development Area, with the range of land uses permitted.
- Land use classifications identified as "**Incompatible**" should only be located adjacent to each other when extensive and extraordinary mitigating measures can effectively address all compatibility concerns. These mitigation measures are of particular concern when inherently incompatible land uses, such as residential uses and industrial uses, are proposed adjacent to one another.

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Figure 1

Land Use Compatibility Matrix

Land Use Category	REC	RCC	FEC	EI	GC	CEC	O	NC	SRH	SRM	SRL	CR	SRR	RR	A/E	RRC
Regional Employment Center (REC)	○															
Regional Commercial Center (RCC)	⊗	○														
Flexible Employment Center (FEC)	⊗	⊗	○													
Industrial Employment (EI)	⊗	⊗	⊗	○												
General Commercial (GC)	⊗	⊗	⊗	⊗	○											
Community Employment Center (CEC)	⊗	⊗	⊗	⊗	⊗	○										
Office (O)	⊗	⊗	⊗	⊗	⊗	○	○									
Neighborhood Commercial (NC)	⊗	⊗	⊗	⊗	⊗	⊗	⊗	○								
Suburban Residential-High (SRH)	⊗	⊗	●	●	⊗	⊗	⊗	⊗	○							
Suburban Residential-Moderate (SRM)	⊗	⊗	●	●	⊗	⊗	⊗	⊗	⊗	○						
Suburban Residential-Low (SRL)	⊗	⊗	●	●	⊗	⊗	⊗	⊗	⊗	⊗	○					
Convenience Retail (CR)	⊗	⊗	●	●	●	●	●	●	●	●	●	○	⊗	⊗	⊗	●
Semi-Rural Residential (SRR)	●	●	●	●	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	○	⊗	⊗	●
Agricultural Estate (A/E)	●	●	●	●	●	●	●	⊗	⊗	⊗	⊗	⊗	⊗	⊗	○	●
Regional Recreation Center (RRC)	⊗	⊗	⊗	⊗	⊗	●	●	●	●	●	●	●	●	●	●	○

LEGEND: ○ - Compatible ⊗ - Compatible with Mitigation Measures ● - Incompatible

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GOAL: To provide a pattern of land use Countywide that encourages fiscally sound development and achieves a high-quality living environment.

OBJECTIVES

- 1. To ensure adequate land uses, by type, necessary to provide a supply of land that allows the County to compete on a regional, national and international basis for advanced technological industries and other economic development opportunities that will bring new jobs to Prince William County residents, particularly new professional and other high-paying jobs.**
- 2. To provide for a variety of land uses so as to allow for a diversity of housing unit types and employment opportunities, at appropriate locations within the County.**
- 3. To protect existing and planned land uses from the encroachment of incompatible land uses.**
- 4. To encourage development that infills undeveloped portions of established neighborhoods in the Development Area, at a density and intensity that is compatible with those neighborhoods.**
- 5. To protect environmentally sensitive land and maintain open space.**
- 6. To encourage, in appropriate locations within the Development Area, the development of livable, planned communities that promote a variety of residential opportunities and provide public facilities, goods and services, open space, recreational opportunities and related employment at a neighborhood scale.**
- 7. To focus future public utilities and facilities, infrastructure improvements, and social service delivery systems within the Development Area, with priority given to those areas where Prince William County is undertaking economic development or redevelopment initiatives, in accordance with the Economic Development Plan.**
- 8. To encourage the provision of adequate public utilities, facilities, and associated levels of service, to serve existing and anticipated populations and businesses in a manner consistent with the Comprehensive Plan, the Strategic Plan and the Capital Improvements Program.**
- 9. To utilize the sector planning process to address "areas of concern" that require more detailed planning than is afforded by the Comprehensive Plan.**

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10. To maintain and improve the quality of life for all County residents by preserving open space, protecting valuable environmental resources and encouraging growth in appropriate areas and locations.

ACTION STRATEGIES:

1. Confine urban and suburban development, and densities appropriate to that development, as described in this Long-Range Land Use Plan, to the Development Area, as reflected by the Long-Range Land Use Plan Map.
2. Ensure that the primary function of the Rural Area, as reflected by the Long-Range Land Use Plan Map, is to maintain open space, protect native habitats, allow for large-lot residential development, allow for agricultural activities, and provide potential sites for community facilities.
3. Evaluate rezoning and special use permit applications for consistency with the Comprehensive Plan. The "Development Evaluation Criteria" contained in the Introduction to the Comprehensive Plan shall be utilized, to provide guidance as to whether a project is consistent with the Comprehensive Plan overall, and more particularly with regard to the density or intensity of new development.
4. Advocate policies and public funding associated with the County's Budget, Capital Improvements Program, and Secondary Road Improvements Program that direct needed infrastructure improvements to achieve the economic development goals of the County. Funds should be concentrated in the Development Area as well as toward appropriate, Board of County Supervisors-approved inter-County connectors and other needed public facilities in the Rural Area.
5. Ensure that policies and public funding associated with other public agencies, such as the Service Authority, Park Authority, and School Board, are structured to support the economic development goals of the County. Funds should be concentrated in the Development Area for needed public facilities, but should also be provided, as needed, in the Rural Area.
6. Maintain an up-to-date and cumulative listing of all major developments approved at the rezoning, site plan, or subdivision stages, and monitor the effect of such developments on all public facility systems.
7. Evaluate the life-cycle public costs and revenues associated with rezoning and special use permit applications.
8. Continue to update the Zoning Ordinance and the DCSM in order to bring all implementation-related regulations into conformance with the Comprehensive Plan.

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9. Continue to investigate:

- expanding the existing authority for impact fees to include other infrastructure and service delivery systems;
- developing a quantitatively oriented Site-Specific Evaluation System to be used as a guide in establishing, in part, the exact residential density for any given parcel in the Development Area at any given time;
- developing a list of interim uses for areas designated for regional employment and/or industrial use in the Development Area that can be developed under a special use permit having a limited life,
- modifying Use-Value Assessment requirements for minimum acreage and use requirements, so as to retain areas for targeted industries within the Development Area; and
- developing other fiscal strategies that help achieve the County's adopted goals and policies.

10. Prepare and maintain in-depth Sector Plans and less intensive planning studies, depending upon the geographical area and the planning issues involved, for identified areas of concern. Once adopted by the Board of County Supervisors, these plans and studies shall represent an amendment to and refinement of the Comprehensive Plan for the subject area.

Sector Plans shall be prepared for such areas as:

First Priority:

- The I-66 Corridor west of Route 234 Bypass to North Fork and south of Little Bull Run
- County Landfill and Environs
- Manassas Airport Environs
- County Government Center and Environs
- Brentsville Road/Route 234 Bypass Environs
- Route 1/Gordon Boulevard/Route 123 Corridor
- Waterfronts (Tidal)
- Village/hamlets design in the Rural Area

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Second Priority:

- Lake Jackson
- Route 123 Corridor
- Sudley Road/Route 234
- Route 28 (Yorkshire)
- Jefferson Davis Highway (Route 1)
- Mass Transit Lines/Stations
- Purcell/Route 234/Lake Jackson
- Hoadly and Davis Ford Roads
- Hoadly Road and Route 234
- Manassas National Battlefield and environs (including Conway Robinson State Park)
- I-95/Route 234/Interstate Drive
- Route 15/Little Bull Run/Route 679
- Quantico Marine Corps Base environs
- Prince William Forest Park and environs

(Note: Sector plans and/or planning studies for other areas may also be prepared, at the direction of the Board of County Supervisors or upon the recommendation of the Planning Commission, after completion of the first priority list mentioned above.)

11. Prepare additional Comprehensive Plan chapters to address Police and Human Services.
12. Continue to provide input to obtain additional planning and regulatory authority over local land use-related issues from the General Assembly.
13. Allow cluster housing and the use of planned districts and the planned unit development concept in the Development Area, so long as the resulting residential density is no greater than that possible under conventional development standards and provided that such clustering furthers valuable environmental objectives such as are stated in the Environment Plan.
 - Open space created as part of these clusters should be preserved as permanent open space, through creation and dedication of a perpetual conservation easement.
 - The purpose of both cluster development and planned district/planned unit development is to:
 - ◆ promote the efficient use of land;
 - ◆ obtain design flexibility not otherwise possible;
 - ◆ ensure compatibility of the development with surrounding properties; and
 - ◆ promote the most cost-effective provision of public utilities and services necessary to support the development.

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- Design concepts associated with these types of planned districts are outlined in more detail in the Community Design Plan.
14. Allow cluster housing in the Rural Area, so long as the resulting residential density is no greater than that possible under conventional development standards and provided that such clustering furthers valuable environmental objectives such as are stated in the Environment Plan.
- Clusters might be appropriate in certain locations in the Rural Area where important environmental and/or cultural resources might be better protected through such cluster development. The Zoning Ordinance should be amended to set parameters for cluster development in the Rural Area.
 - Open space created as part of these clusters should be preserved as permanent open space, through creation and dedication of a conservation easement.
 - Design concepts associated with cluster development are outlined in more detail in the Community Design Plan.
15. Ensure transitions in building scale, intensity of use, and adequate buffering between semicompatible land uses in accordance with the Land Use Compatibility Matrix, by requiring adequate distance, screening, setbacks, vegetative buffers, or combinations of these means. Proposed developments should utilize the standards and suggestions of the Community Design Plan.
16. Encourage development densities at the lower end of the range within land use classifications near areas identified as Environmental Resource, Designated Cultural Resource, Parks/Open Space with sensitive features, and the Manassas National Battlefield Park, as reflected on the Long-Range Land Use Plan Map.
17. Amend the Zoning Ordinance to:
- Create special use permit procedures to allow additional residential/nonresidential mixed use buildings in the Development Area.
 - Create a zoning district for environmental resources (ER).
 - Permit cluster development in the A-1 zoning district.
 - Establish density limits for townhouse and Planned Mixed Residential (PMR) development, by Long-Range Land Use areas, to increase the minimum district size and establish minimum open space and buffering requirements for such development.
18. Consider the detailed recommendations of the Old Bridge Road Corridor Study (Res. No. 89-880) a refinement to the recommendations contained within this

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Comprehensive Plan, until adoption of a sector plan for the County government Center and environs.

19. Increase support for development and redevelopment that strengthens and fills out the major economic activity centers identified in the County Economic Development Plan and focuses public capital improvements in those centers, including the existing residential communities which support them, so that they remain viable and prosperous.
20. Utilize the level of service¹ (LOS) standards identified or referenced in the various chapters of the Comprehensive Plan to determine the existing capacity, or lack thereof, of supportive infrastructure and services. This determination should then serve as a guide in determining the need, and the extent of that need, for additional support facilities as a result of a proposed comprehensive plan amendment, rezoning, or special use permit and the parameters of developer/landowner-proposed mitigation measures that are to be provided according to the LOS standards contained in the Comprehensive Plan. The proposed mitigation shall be presented as part of the Comprehensive Plan amendment, rezoning, special use permit, and, where required, site plan and/or subdivision approval process. No development proposal should be approved without the mitigation measures required to meet the LOS standards.
21. Provide appropriate buffers and setbacks where new development will be adjacent to railroad corridors, in accordance with guidelines established by the Department of Fire & Rescue.
22. Require that community facilities/utilities be subject to a review for general conformity with the Comprehensive Plan. Conformity review shall be completed in accordance with the applicable provisions of the Zoning Ordinance and State Code. Community facilities--including, but not limited to, prisons, sanitary landfills, airports, sports complexes, universities, and hospitals--shall be compatible with surrounding land uses and readily accessible to users of the facility. In regard to the placement or construction of public utilities and facilities that are not addressed in the Plan, a public facility review shall be conducted which permits public comment. Development proposed under such public facility review shall adhere to the policies and action strategies of the Community Design Plan.

(Note: The building housing the Bristow post office, located on the east side of Valley View Drive south of Bristow Road, if and when no longer used for post

¹ The term "levels of service" denotes quantitative standards, developed by County agencies, using national, state and/or industry standards, for public service delivery. These standards are generally expressed by each agency in terms that describe the kind and amount of service being provided, such as road capacity (Department of Public Works for roadways), travel time for emergency vehicles (Department of Fire and Rescue), acres of parkland/capita (Park Authority), books/capita (Library Board) or average program capacity (School Board), and similar measurements.

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office functions, must be converted to a use consistent with the zoning district within which it is located and made to comply with all other County regulations applicable to permitted uses in the zoning district, or be removed.

- 23.** Ensure that the site selection process for all correctional facilities includes a public facility review and public comment, and that the facility be planned, sited, and buffered in a manner so as to provide compatibility with surrounding existing and planned land uses and in accordance with the policies and action strategies of the Community Design Plan.
- 24.** There is a need to locate certain public uses or facilities, specifically government offices, public educational facilities, and group homes that, pursuant to the Virginia Code, must, for zoning purposes, be considered to be single-family residences in various portions of the County. Such uses and facilities will, to the extent possible, be located in zoning districts where they would be permitted by right or with a special use permit if privately owned and operated. Therefore, the public uses and facilities identified below shall be deemed consistent with the Comprehensive Plan and will not be subject to a formal public facility review public hearing by the Planning Commission if all of the following criteria are met:
- a private use or facility similar in nature to the proposed public use or facility, such as offices or schools, is permitted by right by the Zoning Ordinance or by a special use permit in the zoning district in which the public use facility is proposed to be located;
 - such public use is limited to government offices, educational facilities, group homes that, pursuant to the Virginia Code, must, for zoning purposes, be considered to be single-family residential occupancy, as well as water and sewer facilities only, except water towers;
 - the zoning district in which the public use or facility is proposed to be located is consistent with the Long-Range Land Use Plan Map; and
 - such public use or facility complies with all provisions of the Zoning Ordinance, the DCSM, and any other development standards applicable to similar private uses, including appropriate policies and action strategies contained in the Community Design Plan.
- 25.** In accordance with the Development Evaluation Criteria by which projects are determined to be consistent or inconsistent with the Comprehensive Plan, the following phasing guidelines shall be used to specify the proportions of acreage that shall be maintained during the life span of development of the project:

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URBAN AREAS

Land Use	Primary Uses	Secondary Uses	Note
REC	Minimum 75 % of acreage for office, research and development, employment or lodging uses	Maximum 25 % acreage for retail or residential uses	Phasing plan must ensure that office, employment and lodging uses are always the primary uses within the area rezoned or any area subsequently subdivided from the original rezoning. Appropriate zoning districts for primary uses include O(H), O(M), PMD, and PBD. In planned zoning districts, appropriate Land Bay designations for primary uses include OC1, OC2, OC3, and IC1 as defined in Part 280 et seq. of Zoning Ordinance.
RCC	Minimum 75 % of acreage for regional serving retail uses	Maximum 25 % acreage for local retail or residential uses	Phasing plan must ensure that regional serving retail uses are always the primary uses within the area rezoned. Appropriate zoning districts for primary uses include B-R, B-1, PMD, and PBD. Appropriate Land Bay designations for Primary uses include the RC1 as defined in Part 280 et seq. of Zoning Ordinance
RRC	75% large-scale recreation or entertainment uses	Max. 25% retail or residential use	Phasing plan must ensure that recreation, entertainment and lodging uses are always the primary uses within the area rezoned or any area subsequently subdivided from the original rezoning. The appropriate zoning district for an RRC project is RC.

SUBURBAN AREAS

Land Use	Primary Uses	Secondary Uses	Note
CEC	Minimum 75 % of acreage for office, research and development, employment or lodging uses	Maximum 25 % acreage for retail or residential uses	Phasing plan must ensure that office, employment and lodging uses are always the primary uses within the area rezoned or any area subsequently subdivided from the original rezoning. Appropriate zoning districts for primary uses include O(M), O(L), O(F), PMD, and PBD. In planned zoning districts, appropriate Land Bay designations for Primary uses include OC1, OC2, OC3, and IC1 as defined in Part 280 et seq. of Zoning Ordinance.