



Prince William County Government

Land Use Update

Planning Commission

Work Session

4/9/2008

Background

- 2008 Update Process
 - ◆ Technical Update
 - ◆ Land Use and Housing
 - ◆ Transportation and Mass Transit
- Schedule – Land Use and Housing
 - ◆ Today – LUAC presentation to Planning Commission
 - ◆ 5-20-2008 - BOCS Initiation
 - ◆ 6-18-2008 - PC Public Hearing
 - ◆ 7-22-2008 – BOCS Public Hearing
- Land Use Chapter
 - ◆ Scope – Smart Growth Principles
 - ◆ Appoint Land Use Advisory Committee



Land Use Advisory Committee

- Tom Kopko, Chairman At-Large
- Tom Burrell, Vice-Chairman Coles
- Chuck Rector Brentsville
- Skip Brown Dumfries
- David Christiansen Gainesville
- Branch Moeling Neabsco
- Keith Rivers Occoquan
- Mark Granville-Smith Woodbridge



Our Vision

- Prince William County's land use plan provides:
 - ◆ Distinct centers of commerce and community
 - ◆ Complements and respects our cultural and natural resources
 - ◆ Contains recreational and open spaces amenities that provide a high quality of life.



Purpose

- **Review and revise the long range land use plan and map and relevant land use policies to align with the following smart growth principles with an emphasis on reviewing mixed use districts.**
 - ◆ Range of housing opportunities and choices
 - ◆ Walkable neighborhoods
 - ◆ Community and stakeholder collaboration
 - ◆ Distinctive, attractive communities with a strong sense of place
 - ◆ Development decisions predictable, fair, and cost effective
 - ◆ Mix land uses (with an emphasis on commercial development)
 - ◆ Preserve open space, farmland, natural beauty, and critical environmental areas
 - ◆ Variety of multi-modal transportation choices
 - ◆ Direct development toward existing communities
 - ◆ Compact building design
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Our Goals

□ Goal One – Land Use

- ◆ Provide a pattern of land use and infrastructure Countywide that encourages fiscally sound development and achieves a high-quality living environment.

□ Goal Two – Centers:

- ◆ Provides distinct centers of commerce and community

□ Goal Three – Resources:

- ◆ Complement and respect our cultural and natural resources, and preserve historic landscapes and site specific cultural resources
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Our Goals (cont.)

□ Goal Four – Parks and Recreation:

- ◆ Provide adequate recreational, park and trail amenities that contribute to a high quality of life for County residents

□ Goal Five – Neighborhoods:

- ◆ Revitalize, protect and preserve existing neighborhoods

□ Goal Six – Processes:

- ◆ Utilizes processes that further the intent of the County's Land Use Plan



Centers of Commerce and Community – Characteristics

□ Centers of Commerce:

- ◆ Intensive regional employment and retail
- ◆ Mixed use
- ◆ High density residential
- ◆ Regional attractions
- ◆ Good transportation (interstates, VRE, buses, commuter lots)
- ◆ Internal walkability, defined center and green areas

□ Centers of Community:

- ◆ Living, recreation, and shopping
- ◆ Churches, schools, and institutional uses
- ◆ Range of housing
- ◆ Community gathering places
- ◆ Pedestrian connections



Cultural and Environmental Resources

- Consider Cultural Resources in reviewing rezonings and SUPs
- Consider inclusion of American Battlefield Protection Program maps
- Investigate support for Journey Through Hallowed Ground initiative
- Coordination with Parks, Open Space and Trails Plan



Preserve Neighborhoods

- Policies addressing infill development
 - ◆ Compatible lot size and shape
 - ◆ Compatible lot layout and streetscape
 - ◆ Compatible design and layout of dwellings



Process

- CPAs in Centers of Commerce and Centers of Community exempt from annual amendment limitation
- Centers of Commerce and Centers of Community provide flexibility in mix of uses
- Eliminate use phasing in favor of infrastructure phasing



Land Use Categories

- Define Center of Commerce and Center of Community Overlays
- Revise Regional Employment Centers use mix
- Revise Community Employment Centers use mix
- Include Potomac Communities land use designations for use in Centers
- Remove GC from Urban Areas, eliminate RRC



Long Range Land Use Map

- Provided citizen's time before each meeting
- Reviewed citizen requests
- Provided recommendation to the PC

