



PRINCE WILLIAM
COUNTY

ZTA #DPA 2016-00020 Mixed Use District (MXD) and DCSM Amendments #DPA2020-00007

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ZTA Mixed Use Districts

- Encourage mix of housing, commercial and employment uses.
- Create live, work and play communities.
- Promote a multimodal development patterns.
- Provide more housing options
- Revitalize commercial corridors and small planning areas
- Allow flexibility in uses

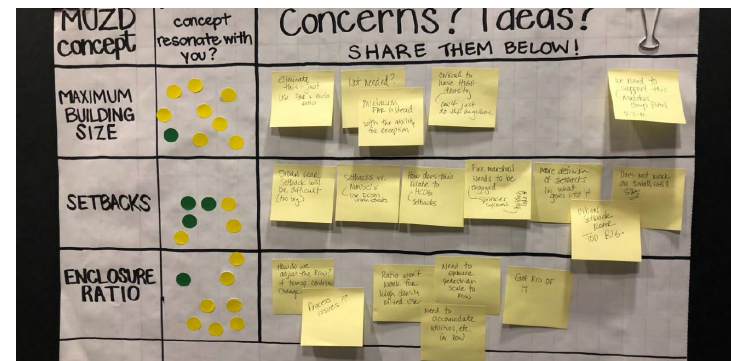


Alignment with the Strategic Plan

- The proposed amendments align with 2017 PWC strategic plan goals to:
 - Increase the commercial tax base to 35%.
 - Increase business retention rate.
 - Increase at-place employment.
 - Increase annual growth in small businesses.
 - Equity to amenities, services and transportation.

Problem ?

- There is currently a disconnect between existing zoning regulations and the long-range vision of the Small Area Plans.
- Current zoning encourages development based on separate buildings and an auto-centric focus that contributes to traffic congestion.
- Mixed use is not clearly defined in the current code of ordinances.
- Changes in the trends of the commercial real estate market do not offer opportunity to adapt in a timely manner.
- To improve DCSM standards to foster mixed use and walkable communities.






Stakeholders


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- Board initiated the ZTA in 2016 to allow flexibility in uses
- Commercial Development Committee (CDC)
- Northern Virginia Building Industry Association (NVBIA)
- Community Meetings
- Planning Commission Meetings

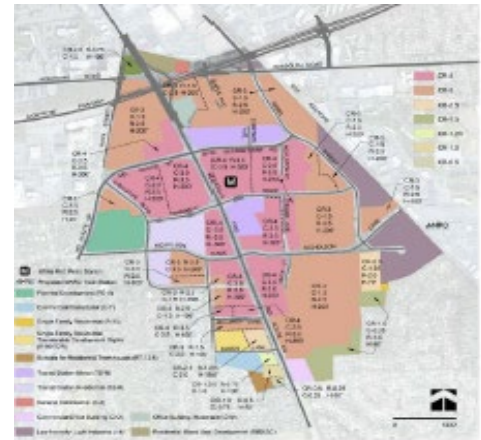
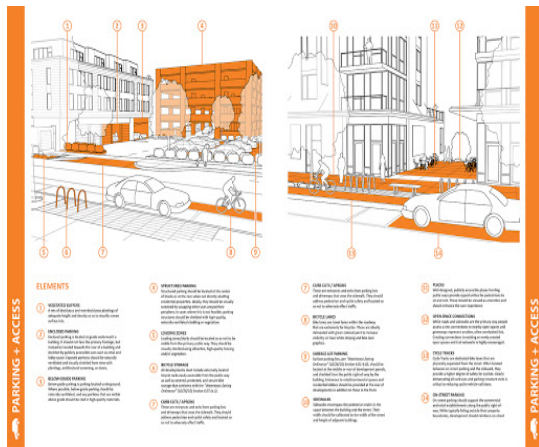
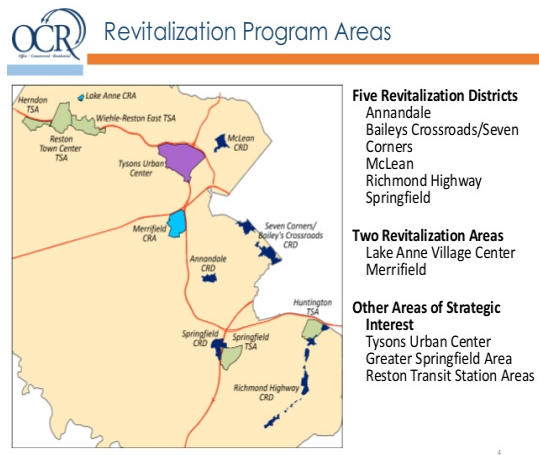
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MUZD concept	Does this concept resonate with you?	Concerns? Ideas? SHARE THEM BELOW!
BASE/ INCENTIVE DENSITY		
INCENTIVE DENSITY PROFFERS		
CONCEPT PLAN		

Case Studies– Neighboring Communities



- Arlington County
- Fairfax County
- Loudoun County
- Stafford County
- Spotsylvania County
- Montgomery County
- City of Alexandria
- City of Manassas
- City of Richmond
- Town of Leesburg



Mixed-Use Zoning Districts

➤ MXD-Neighborhood (T2) – Village Node

(smaller scale mixed-use, buildings up to 3 stories)



➤ MXD-Community (T3 and T4) – Community Node

(Commercial centers and corridors, buildings up to 4 stories)



➤ MXD-Urban (T5 and T6) – Urban Center

(Mixed-use centers, buildings up to X stories)

MXD-Neighborhood (T-2)



MXD-Community (T3 & T4)



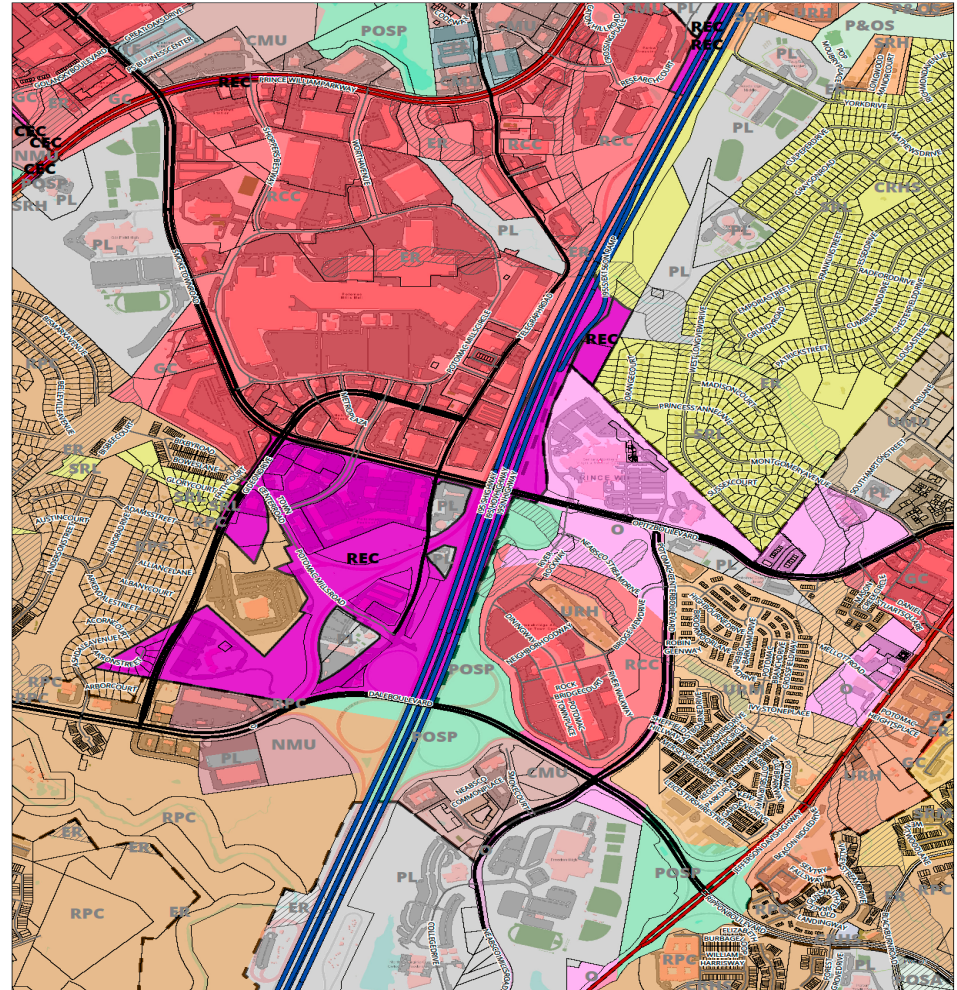
MXD Urban (T-5 & T-6)



Potential Areas for MXD Zoning

Redevelopment Areas

- Mass Transit Node (MTN)
- Regional Commercial Center (RCC)
- Regional Employment Center (REC).
- Community Employment Center (CEC)
- Village Mixed Use (VMU)
- Urban Mixed Use (UMU)



Organization of MXD Text Language

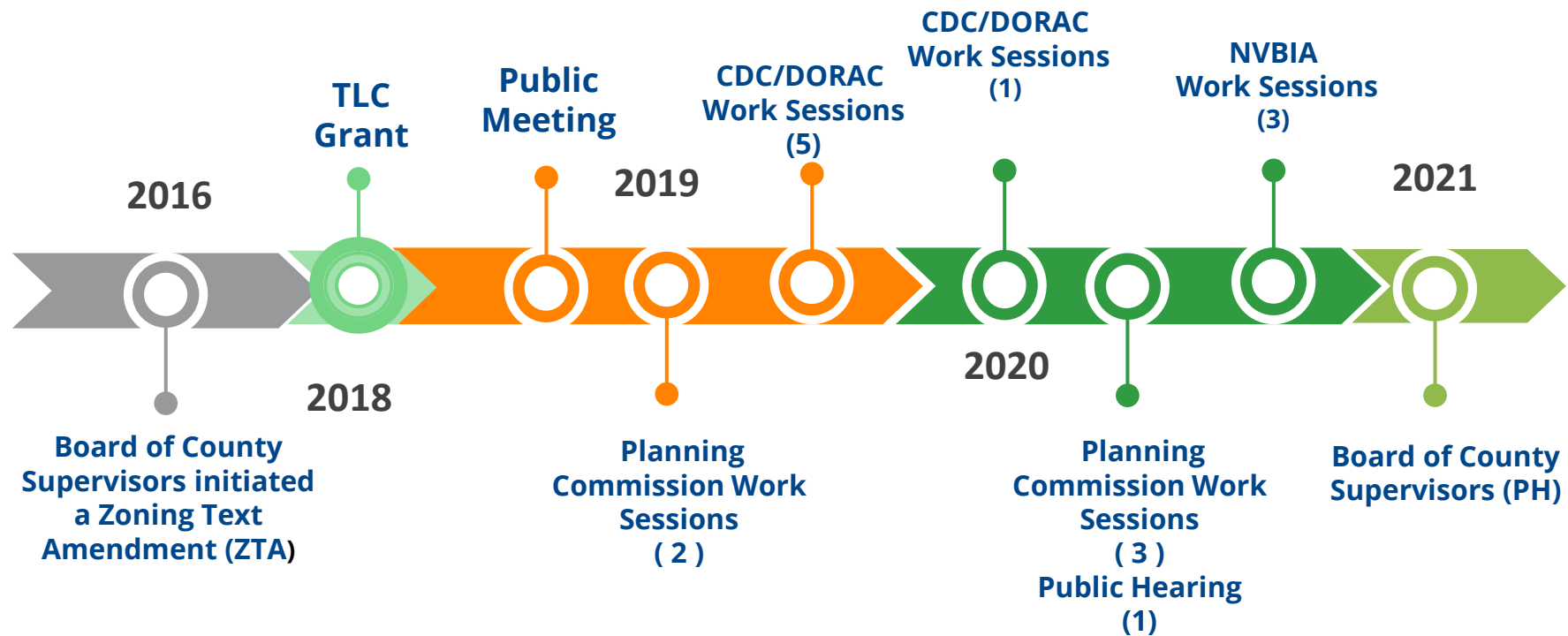
(Definitions will be added to Article I Terms Defined, Part 100 of Chapter 32 Zoning Ordinance)

1. Purpose & Intent
2. MXD-Neighborhood
3. MXD-Community
4. MXD- Urban
5. Form-based design review
6. Criteria for design guidelines
7. Alternative Compliance
8. Procedure for alternative compliance
9. General development standards



Public Meetings

Timeline for MXD & DCSM




New Definitions to apply in the MXD Zones

- a. Block length
- b. Building form
- c. Connectivity index
- d. Enclosure ratio
- e. Facade articulation
- f. Façade permeability
- g. Fenestration
- h. Form based design
- i. Interim use
- j. Mixed use
- k. Mixed use type- (MXD-N, MXD-C, MXD-U)
- l. Modulation
- m. Pedestrian oriented
- n. Proximity of use
- o. Small urban data center
- p. Street segment
- q. Street wall
- r. Transect
- s. Transit-oriented

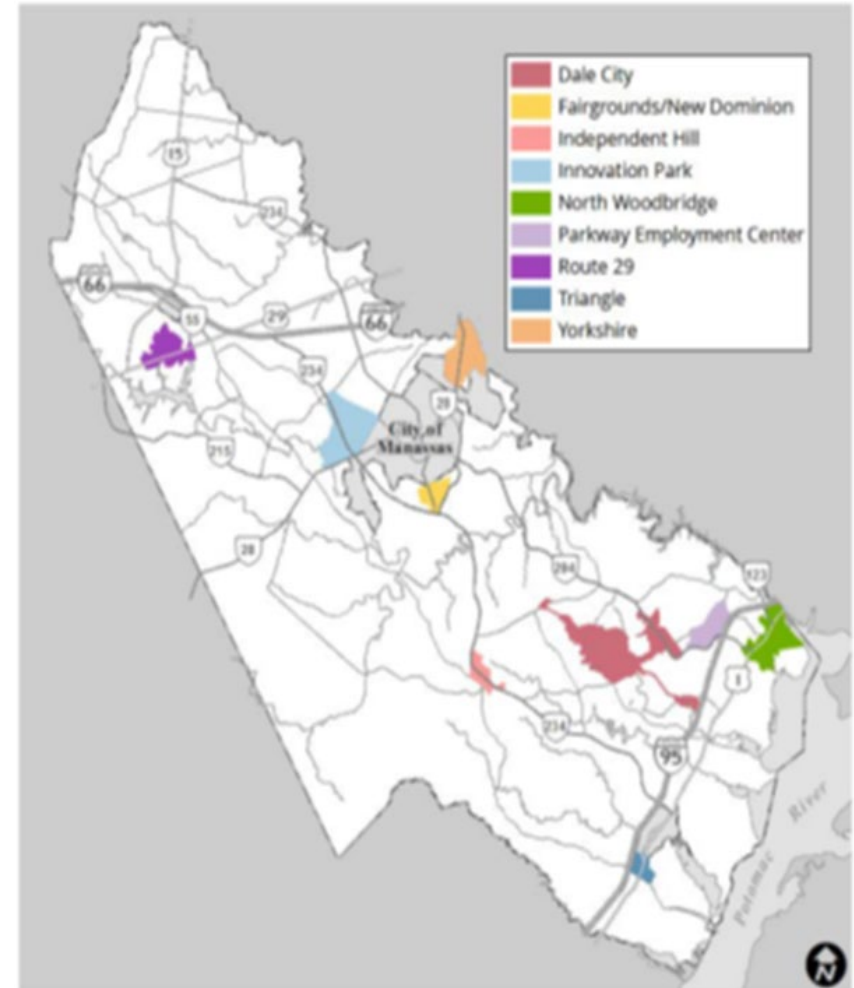
These definitions will be incorporated into Article I, Part 100 of Chapter 32 Zoning Code of Ordinances Prince William County.

MXD Implementation

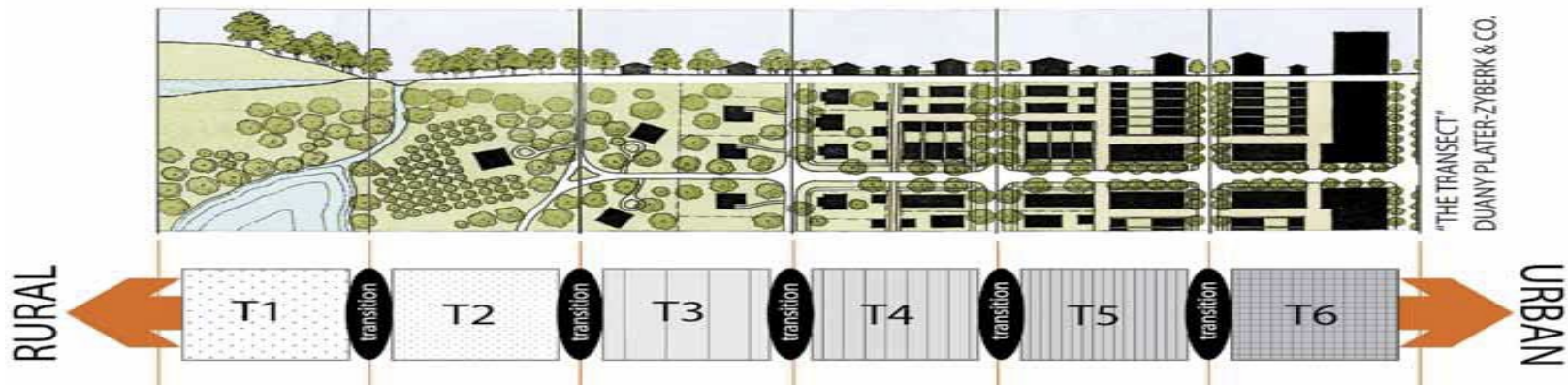
1. Small Area Plans

- ✓ North Woodbridge
- ✓ Landing at Prince William
- ✓ Dale City
- ✓ Innovation Park
- **Route 29**
- Independent Hill
- Triangle
- Fairgrounds
- Yorkshire
- Bethlehem Road
- ✓ Indicates a small area plan approved by BOCS.
-  Indicates a small area plan approved by the PC.

2. Other Revitalization Areas



Transect Zones & Intensity



TRANSECT ZONE INTENSITY			
Transect Zone	Activity Density (Jobs + people/acre)	Gross Development FAR (residential + non-residential)	Net Development FAR (residential + non-residential)
T-1	1 or less	0.01 or less	0.02 or less
T-2	1 to 10	0.01 to 0.15	0.02 to 0.23
T-3	10 to 25	0.15 to 0.37	0.23 to 0.57
T-4	25 to 60	0.37 to 0.9	0.57 to 1.38
T-5	60 to 100	0.9 to 1.49	1.38 to 2.3
T-6	100 or more	1.49 or more	2.3 or more

Form Based Design

- Addresses the relationship between public and private spaces.
- Interaction between streets, blocks, and buildings in terms of form, scale and massing, and the use of frontage areas.



General Development Standards

Maximum FAR and maximum & minimum height limits.

	T-2	T-3	T-4	T-5	T-6
Maximum Overall FAR	0.23	0.57	1.38	2.30	3.00

	T-2	T-3	T-4	T-5	T-6
Minimum Building Height	N/A	N/A	N/A	40 feet	45 feet
Maximum Building Height	35 feet	50 feet	60 feet	150 feet	250 feet



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DCSM Amendments #DPA2020-00007

Proposed DCSM Amendments

1. Functional Classification (Sec. 601.02)

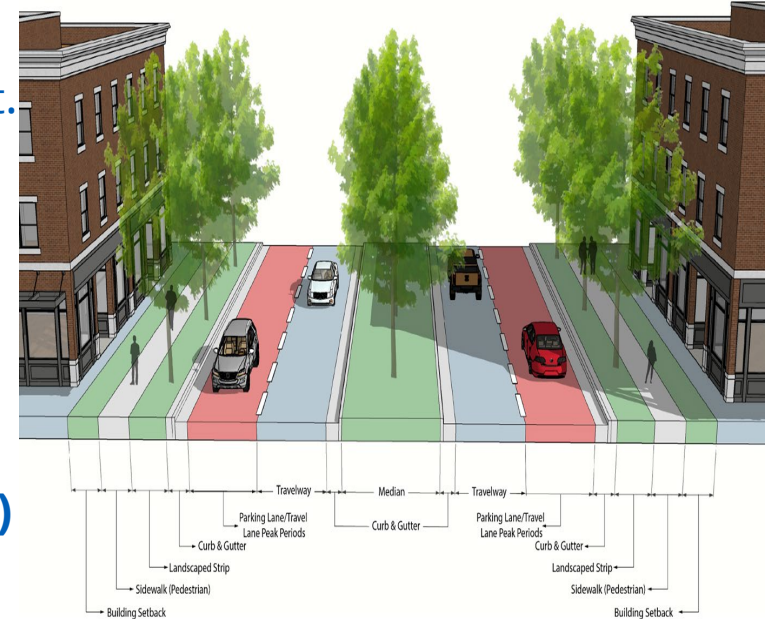
- Add Small Area Plans and MXD under Urban Street.

2. Trip Generation (Sec. 602.03)

- Allows for adjustment of internal trips.

3. Alleyways in Planned Districts (Sec. 602.16)

- Alleyways will be allowed in MXD districts by right.



Proposed Changes made to the DCSM (Continued)

4. General requirements for Off- Street Parking (Section 610.01):

- In MXD, reduces minimum required spaces by up to 30%.
- Allows for parking lot on a lot other than that lot on which the principal use is located.

5. Parking Credit Allowance (Section 610.03):

- (20%) of the required parking spaces may be waived
- (10%) reduction for non-residential when public parking is provided within 500 feet of a site.



Proposed Changes made to the Draft DCSM (Continued)

6. Buffer Areas in General (Section 802.10):

- For areas within a MXD, buffer areas normally required based on proposed uses will not be required and may be waived through Administrative approval.



Staff Recommendation

The Planning Office recommends approval of ZTA #DPA 2016-00020, Mixed-Use District and DCSM Amendments #DPA2020-00007 for the following reasons:

- The Mixed-use District (MXD) provides a tool to implement the vision of Small Area Plans.
- The new zoning district will establish a more balanced transportation systems that support walking, bicycling, and public transit, as well as driving.
- The MXD district will provide greater flexibility to deal with changes in the real estate market making it easier for developments to reduce vacancies and adapt to demand trends.
- The new zoning district will produce livelier community spaces with public gathering places and a variety of shops, restaurants, and entertainment.
- The MXD district will establish more compact development that helps preserve open space in outlying areas by reducing the need and demand for low-density, sprawling development.
- The MXD district will provide a diversity of housing for people of all incomes and at all stages of life and be an efficient use of services and infrastructure, resulting in cost savings for the public.
- The changes in the DCSM will provides the flexibility to effectively implement the Mixed-use District which is essential for achieving the vision of Small Area Plans within the County.