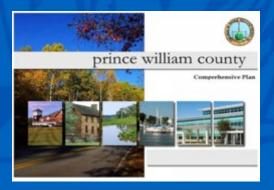


Comprehensive Plan Update



Prince William County Planning Office
Planning Commission
July 27, 2022



Comprehensive Plan Update Agenda



- I. New & Consolidated Land Use Classifications
- II. Land Use Brief from BOCS work session
- III. Next Steps













Transect Table



Form Element/Transects	T-0	T-1A	T-1B	T-1C	T-2	T-3	T-4	T-5	T-6
Target Residential Density	1 du/10 acre (Ten-acre lots)	1 du/5 acre (Five-acre lots)	1 du/2 acres (Two-acre lots)	2 du/ 1 acres (Half-acre lots)	1-4 du/acre (Quarter-acre lots)	4-12 du/acre (3,630 sf per unit density to quarter-acre lots)	8-24 du/acre (1,815 sf per unit density to 5,445 sf per unit)	20-50 du/acre (871 sf per unit density to 2,178 sf per unit)	50-100 du/acre (435 sf per unit density to 871 sf per unit)
Target Net FAR	0-0.01	0-0.02	0-0.03	0-0.05	0.05-0.23	0.23-0.57	0.57-1.38	1.38-2.30	2.3+
Target Building Height	1-2 Stories	1-2 Stories	1-2 Stories	1-3 Stories	1-3 Stories	3-5 Stories	4-8 Stories	6-12 Stories	8-20 Stories
Activity Density (jobs+people/acre)	0-1/acre	0-1/acre	0-3/acre	0-5/acre	1-10/acre	10-25/acre	25-60/acre	60-100/acre	100+/acre
Preferred Transit Technology	Demand Response	Demand Response	Demand Response	Demand Response	Demand Response	Fixed Bus Route	Express Bus	BRT/LRT	LRT/Rail

Note: Conservation Residential are required to meet a higher open space requirement so lot sizes will be smaller than indicated above.

Commercial Only Designation



Commercial (COM)



The purpose of this classification is to provide for commercial areas to serve surrounding residential neighborhoods and the larger community. Access to commercial uses in the T-3 should be along major roadways and T-2 shall be limited to abutting arterial or collector roadways, except where interparcel connections are provided between abutting commercial sites. Pedestrian access to adjacent and nearby residential areas where appropriate shall be encouraged. Vertical mixed use allows for residential uses above the first floor. The intent is to create vibrant, diverse places to accommodate a variety of business needs.

	T-1A	T-1B	T-1C	T-2	T-3	T-4	T-5	T-6	
Primary Uses				 Retail Retail s Lodging Office 					
Secondary Uses				■ Resider	ntial				
Implementing Zoning District	ı	Not Applica	ble	B-2 O(L)	B-1 O(M)				
Mix of Uses				Residential: 0-25 % Non Civic: 0-					
Minimum Open Space				20% of	Site				

*For recommended target non-residential density, building height and other form elements please see Figure 3: Table of form elements.

- New
 Classification
 to address
 areas that
 should be
 predominantly
 commercial.
- Allows some residential use
- Countywide

Office Mixed Use Designation





The purpose of this classification is to provide for areas of low-to high-rise offices or research and development activities areas mixed with other supportive uses such as retail and retail services throughout the County. The projects developed in this classification shall be for office use with any retail and/or retail service uses contained within the office or research and development buildings. Retail and retail service uses are discouraged as a stand-alone structure in T-4.

	T-1A	T-1B	T-1C	T-2	T-3	T-4	T-5	T-6		
Primary Uses				R						
Secondary Uses										
Implementing Zoning District		Not Applica	able	PBD O(L)	PBD O(M)	PBD O(H) O(F)	Not Applicable			
Mix of Uses				Residential: 0%						
Minimum Open Space	20% of Site									
	*For recor	mmended ta	rget non-reside	ential density, building height and	other form elements please se	ee Figure 3: Table of form elen	nent			

- Office Space is still needed.
 (Medical, consulting, flex uses, other services, etc.)
- Expanded to allow retail & retail services as stand alone.

Industrial Use Designation



Industrial Classifications (I)



The purpose of the industrial classifications is to provide areas for a range of industrial and employment uses which promote a diverse tax base, encourage economic vitality, and support at place employment. Retail/retail service uses may be located to support the needs of those employed within the greater industrial area. Within an industrial designated area, the more intense uses shall be located in the core of the area and transition to less intense uses at the periphery. Data centers and distribution and fulfillment centers are discouraged in I-T2.

	T-1A	T-1A T-1B T-1C			T-2		T-3		T-4	T-5	T-6
					Light Industrial		Technology/Flex		Heavy Industrial		
Primary Uses Examples						Light manufacturing Light Industrial Technology, Start-up & Small assembly businesses Logistics Light Industrial Wholesale facilities, v Auto & Tru		Industrial Park Wholesale/distribution facilities, warehouses. Auto & Truck repair	es.		
Secondary Uses	Not Applicable		Not Applicable		Retail Uses Outdoor storage	:	Retail & Service Office Institutional	•	Retail Uses	Not Applicable	
Implementing Zoning District					O(F) M-2 PBD		O(F) M-2 PBD		M-2 M-1 M/T		
Mix of Uses					Residential:	D96 N	Non-Residential: 95-100% (Civi	c: 0-5%		
Minimum Open Space					30% of S	ite			20% of Site		
	*For	Target No	n-Residen	tial c	density, building height and othe	r for	rm elements please see Fig	gur	e 3: Table of form elements	I	

Mixed Use Designation





Mixed-use centers include both residential and commercial uses planned and developed in a comprehensive, coordinated manner and arranged in a pedestrianfriendly blocks. These mixed use centers are locations for neighborhood, community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods through multimodal connections. Mix use communities are envisioned to create a sense of place within a wide variety of context sensitive place types focused on spectrum of intensity ranging from a hamlet to urban town center. Mixed-use integration can be vertical or horizontal with preference to vertical mixed- use in transects 4-6. Community mixed-use centers should be connected by bus transit to nearby destinations and to the nearest rail transit.

	T-1B	T-1C	T-3	T-4	T-5	T-6		
	Hamlet	Village	Neighborhood	Community	Town Center	Urban Town Center		
Primary Uses	Single Family Detached Agribusiness Retail & Retail Service	Single Family Detached Retail & Retail Service	Single Family Detached Single Family Attached Multi-Family Residential Retail & Retail Service Office Institutional	Single Family Attached Multi-Family Residential Retail & Retail Service Office Institutional Hotel	Multifamily Residential Retail & Retail Service Office Institutional Structured Parking			
Secondary Uses	Arts & Entertainment Civic Agritourism (Within the Hamlet)	Arts & Entertainment Civic Office			ntertainment Civic			
Implementing Zoning District	PMR	PMR	PMD PMR MXD	PMD PMR MXD	PMD PMR R-U MXD			
Mix of Uses	Residential: 75-95% Non-Residential: 0-20% Civic: 5+%	Residential: 60-80% Non-Residential: 15-35% Civic: 5+%	Residential: 50-85% Non-Residential: 10-45% Civic: 5+%	Residential: 30-60% Non-Residential: 30- 60% Civic: 10+%	Residential: 40-80% Non-Residential: 15-55% Civic: 5+%			
Minimum Open Space	30% of site	30% of site	30% of site	20% of Site	20% of Site	10% of Site		

Mixed Uses
 consolidated
 based transect
 that defines type
 of uses and
 density.

^{*} For recommended target residential and non-residential density, building height and other form elements please see Figure 3. Table of form elements

Residential Neighborhood Designation



Residential Neighborhood





Residential Neighborhoods are an opportunity to develop a variety of housing options throughout the County. The higher density, mixed-use residential should be close to transit (VRE) or town centers. The middle transects can include both single family attached and detached as well as multifamily units. In the lower transects, residential areas primarily accommodates single-family homes arranged in cluster or medium sized lots. In all transects, connections and pedestrian amenities should still be a priority for development design including trails and open space integrated into the development in appropriate locations. Affordable and work force housing is encouraged Countywide.

	T-1A	T-1B	T-1C	T-2	T-3	T-4	T-5	T-6
Primary Uses				Multi-Family Residential Retail & Service				
Secondary Uses	Not Ap	pplicable- Ple	ease see		ervice Commerc Office rement Commun		Active Adult Retirement Communities Civic	
Implementing Zoning	Agriculture and Forestry,			• SR-1 • R-2	 PMR R-6 	 PMR R-16 	 PMR R-U 	Not Applicable,
District	Conservation Residential, Hamlets and Villages			• R-4	• R-4	K-10	• R-30	see Town Center
Mix of Uses					Non-Resid	ial: 90-100% ential: 0-10% ic: 5%	,	
Minimum Open Space				30% of Site 60% of Site (Cluster)	30% of Site	20% of Site	20% of Site	

* For recommended target residential and non-residential density, building height and other form elements please see Figure 3: Table of form elements

Parks & Open Space change



Added POS to create connectivity corridors.

Current LRLU layer 7,675.40 acres (includes POS, POSA, POSP)

Draft 1
 Draft 2
 9,373.96 acres
 17,736.70 acres

Existing First Draft

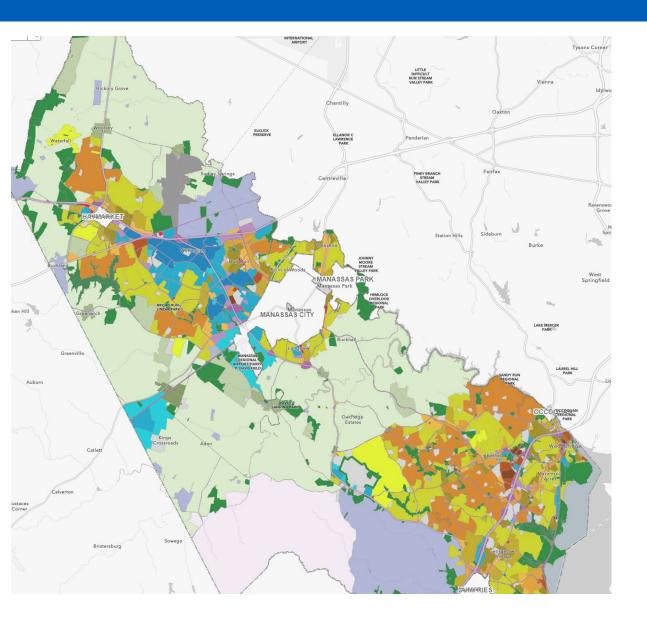
HAMPTON MIDDLE SCHOOL

Potential Option



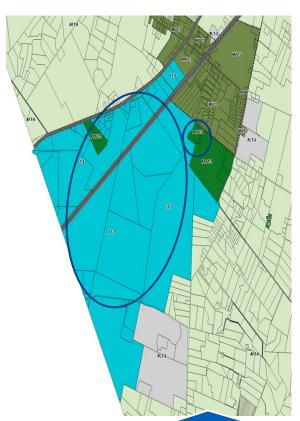
Change Density of AF classification





- Change AF,
 Agriculture and
 Forestry from 1-2
 du/10 acres to 1
 du/10 acres
- Consistency with A-1 and AE classification.





Industrial

Changed I-3 to less intense I-2. Expanded Park & Open Space



Government Center

Expanded POS

OMU T-3 changed to MU T-4

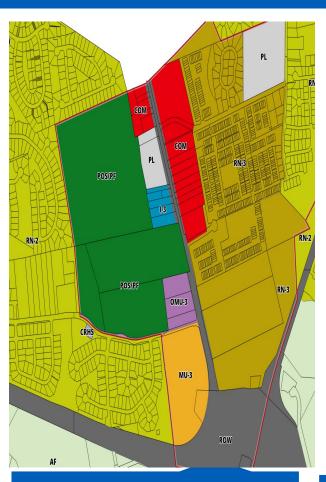
New MU T-3 area



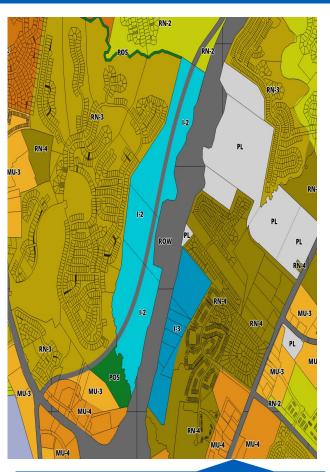
Manassas Mall

Mixed Use Area T-4 Changed to Mixed Use T-5









Fairgrounds

Changed from I -3 to Park & Open Space With Arts & Entertainment Overlay

Haymarket AC

Expanded POS

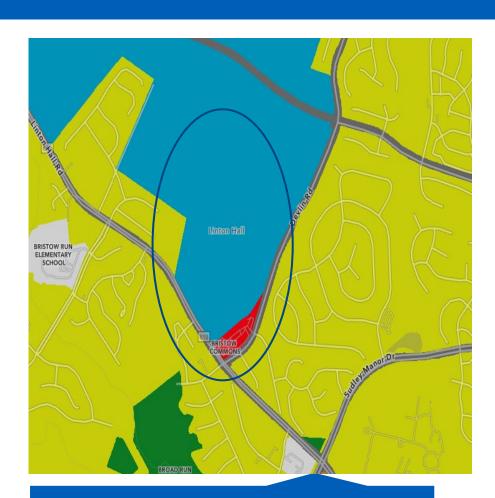
CRes changed to AF

CMU T-3 changed to COM

Dumfries AC

Industrial I-3 to I-2
Mixed Use Area T-3
Changed to Mixed Use T-4







Devlin Road & Linton Hall

Changed from RN -T3 to I -3 Changed NMU to COM Route 234 & Hoadly Rd.

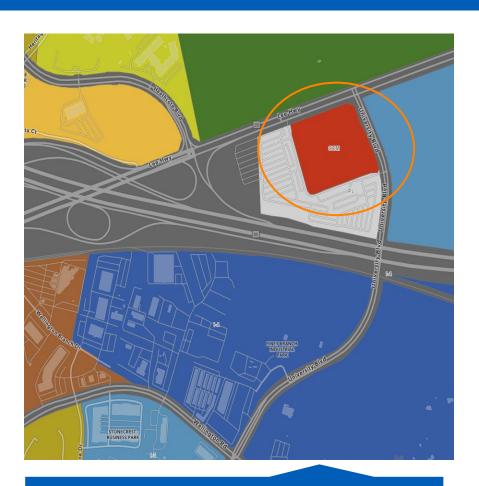
Changed NMU T-3 to MU T-4





I-66 /Route 29 AC #1

Changed from OMU to 1-4
Changed from CMU to I-3 and OMU
Changed RN to MU T-3



I-66/ Route 29 AC #2

Changed to CMU to COM

Nokesville Village



Village (VMU)

T-2

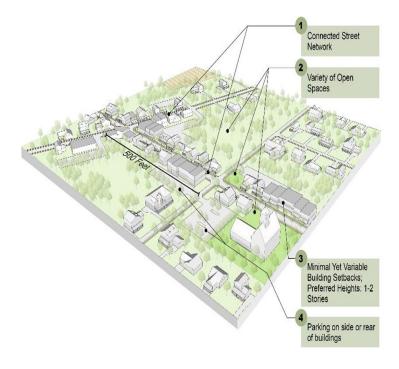




Village Mixed Use (VMU) provides for mixed use development where residential, and neighborhood commercial uses are intermingled on lots laid out in a traditional street grid. This district is designed to encourage residential, commercial, and civic uses in an area that has its own distinct character. Consideration for conservation and open space as well as adaptive reuse to protect properties with historic value.

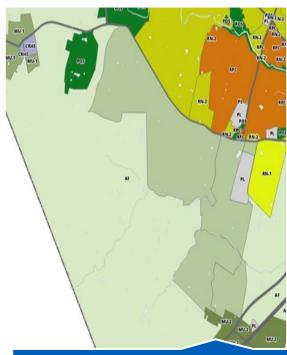


 Convert from T-2 (1-4 du/acre) to a lower density of T-1C (2 du/acre)



Conservation Residential





Vint Hill

North Vint Hill RN T-2 (1-4 du/acre) South Vint Hill CRes T-1B (1 du/2 acres)



Smith's Crossing

CRes T-1C (2 du/1 acre)

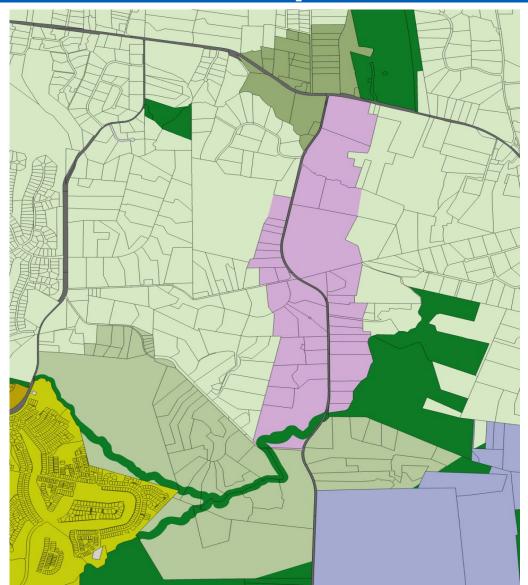


Delaney Tract

North PW Parkway CRes T-1C (2 du/1 acre) South PW Parkway RN T-2 (1-4 du/acre)

Pageland Corridor Corrected Map







OMU, Office Mixed Use Corridor



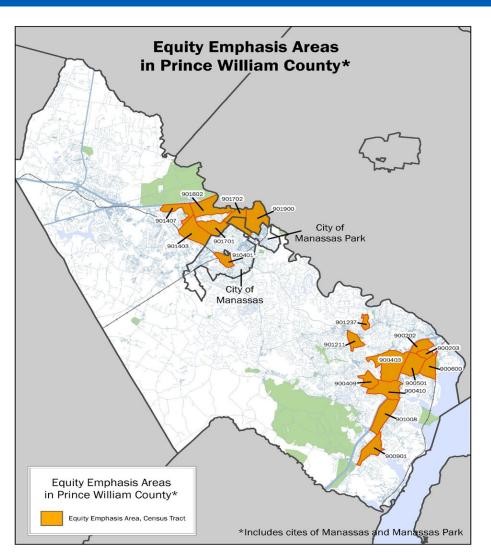
AF, Agriculture & Forestry



POS, Parks & Open Space

Equity Emphasis Areas (EEAs)



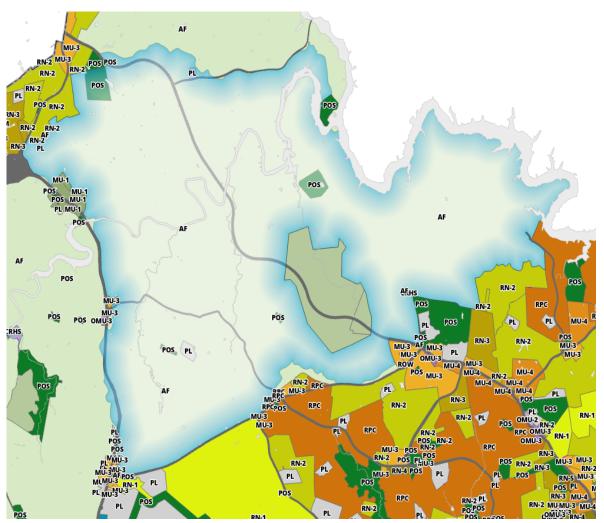


- 17 Census Tracts in PWC
- Locations characterized by high concentrations of lowincome individuals, people of color, and individuals whose primary language is not English.
- Consideration in planning to further accessible, livable, sustainable, and prosperous communities.

Source: https://www.mwcog.org/transportation/planning-areas/fairness-and-accessibility/environmental-justice/equity-emphasis-areas/

Occoquan Reservoir Protection Area



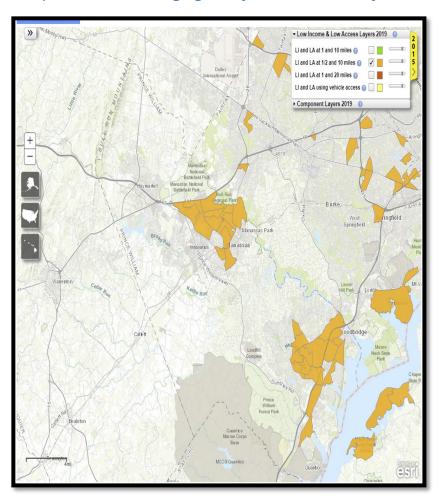


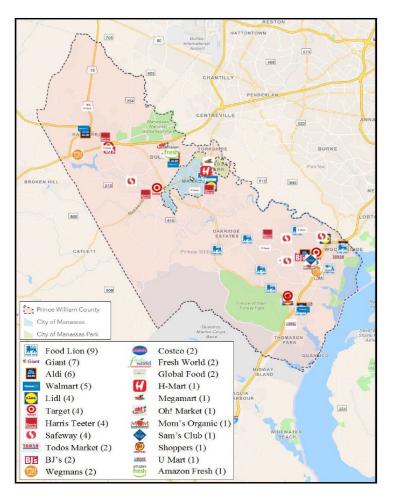
- A new land use classification that will be T-1A (1du/5 acres).
- Emphasis on preservation of environmental resources.
- This area does not include the Delaney Tract.

Food Desert Overlay



Food deserts census tracts are areas of low-income where a substantial number of residents have limited access to supermarkets or large grocery stores or healthy food alternatives.





Next steps



- Transportation Demand Model
- Finalize Mobility Plan
- Release 2nd Draft Publication of Comprehensive Plan
- Update Chapters
- Planning Commission Public Hearing
- Board of County Supervisors Public Hearing

Resources on Web portal



The **Pathway to 2040** web portal contains valuable information on the draft Comprehensive Plan chapters

The web portal is at the following link: https://www.pwcva.gov/pathwayto2040

Email Pathwayto2040@pwcgov.org





