



Prince William County Government
Board of County Supervisors

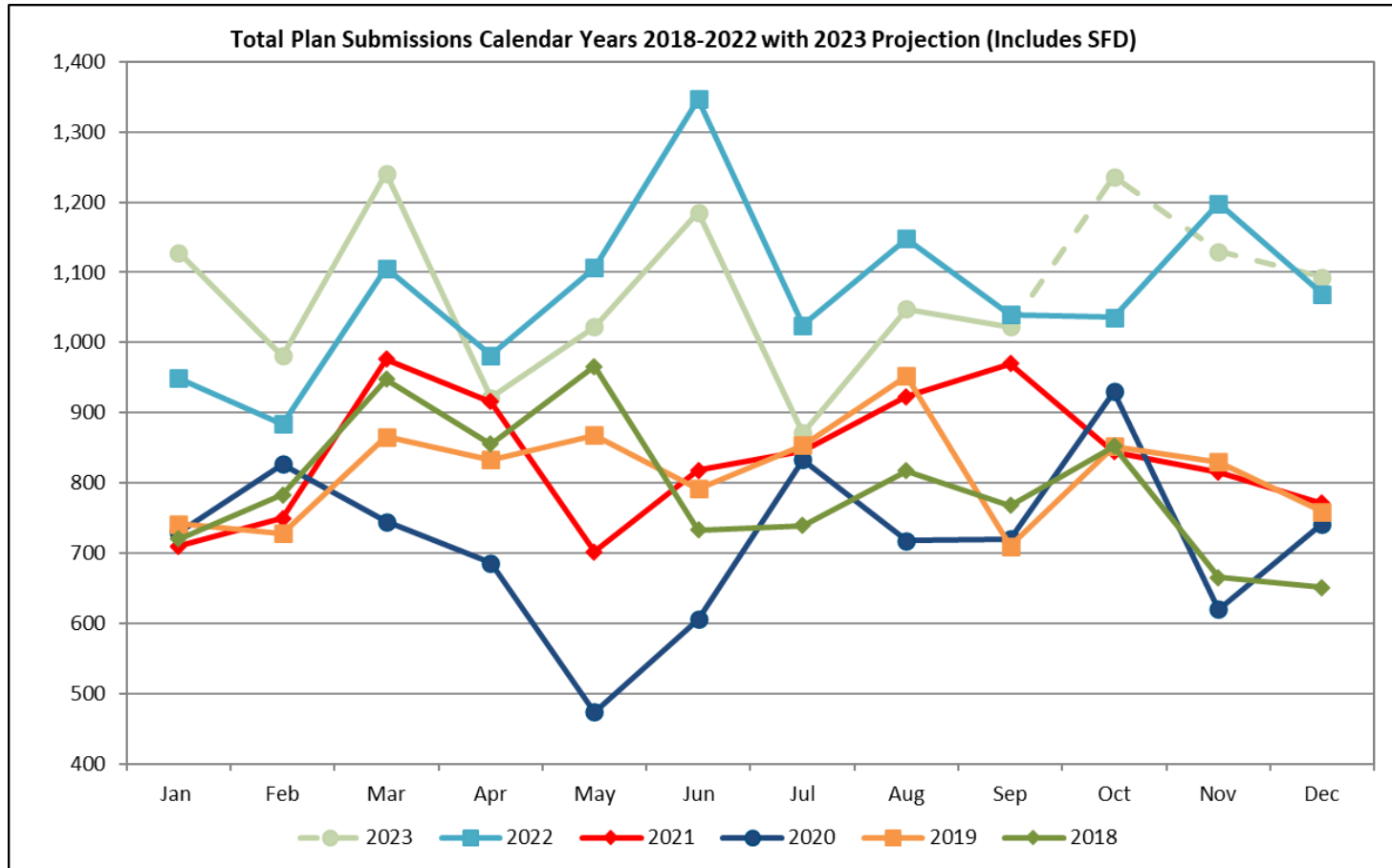


Commercial Development Committee

October 18, 2023

Mandi Spina
Development Services

Building Plan Submissions



<u>2023 - Projected</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
12,878	12,891	10,040	8,631	9,786	9,497



Performance/Workload Data



Building Plan Review

First Quarter (Jul-Sept)

	FY21	FY22	FY23	FY24
◆ New Structures (target 4.5 weeks)				
➤ Number of plans	11	11	15	10
➤ Average weeks for first review	3.4	2.6	3.8	3.2
◆ Tenant Layout (target 2.3 weeks)				
➤ Number of plans	39	52	65	56
➤ Average weeks for first review	1.8	1.9	2.0	1.9



Performance/Workload Data



Commercial New Structures

First Quarter (Jul-Sept)

Total Plans

	FY21	FY22	FY23	FY24
◆ Number of approved plans	11	10	13	11
◆ Average reviews to approval	2.8	3.2	3.5	3.6
◆ Average days to approval				
➤ County time	59	68	134	67
➤ Applicant time/Outside Agencies time	95	104	118	107

Total Plans = include major and minor plans. (minor plans: canopy, dumpster enclosure, kiosk, flag pole, etc.)



Performance/Workload Data



Commercial New Structures

First Quarter (Jul-Sept)

Major Plans

	FY21	FY22	FY23*	FY24**
◆ Number of approved plans	4	5	4	7
◆ Average reviews to approval	3.3	3.6	3.0	3.9
◆ Average days to approval				
➤ County time	82	89	179	71
➤ Applicant time/Outside Agencies time	71	90	98	135

Major Plans = New Construction (projects that bring in revenue).

Excludes the following plans: targeted plans, apartments and apartment-related, condos and condo-related, public schools, churches and other minor projects.

*Revised after 1QFY23 presentation

**3 projects with 5 reviews



Performance/Workload Data



Tenant Layout

First Quarter (Jul-Sept)

Total Plans

	FY21	FY22	FY23	FY24
◆ Number of approved plans	35	33	57	67
◆ Average reviews to approval	2.7	2.5	2.4	2.6
◆ Average days to approval				
▶ County time	34	25	26	28
▶ Applicant time/Outside Agencies time	64	53	61	67



Performance/Workload Data



Tenant Layout

First Quarter (Jul-Sept)

Excluding Expedited and Targeted Plans

	FY21	FY22	FY23	FY24
◆ Number of approved plans	33	31	54	64
◆ Average reviews to approval	2.6	2.5	2.4	2.6
◆ Average days to approval				
▶ County time	34	26	26	29
▶ Applicant time/Outside Agencies time	65	54	60	69
% of plans targeted & expedited	6%	6%	5%	4%



Performance/Workload Data



Site Plans

First Quarter (Jul-Sept)

	FY21	FY22	FY23	FY24
◆ Number of approved plans	20	12	17	15
◆ Average reviews to approval	3.75	3.33	3.76	4.73*
◆ Average days to approval				
➤ County time	72	57	54	94
➤ Applicant time/Outside Agencies time	341	204	229	332

*One plan with eight reviews and three plans with six reviews



Performance/Workload Data



Permits Issued

First Quarter (Jul-Sept)

	FY21	FY22	FY23	FY24
◆ Site permits issued	42	42	44	47
◆ Building permits issued – NS	12	14	18	20
◆ Building permits issued – TLO	136	138	217	173



Performance/Workload Data



Occupancy Permits Issued

First Quarter (Jul-Sept)

	FY21	FY22	FY23	FY24
◆ Occupancy permits issued – NS	12	9	14	8
◆ Occupancy permits issued – TLO	41	47	56	35
◆ OP issued – Change of Tenant	26	36	30	25
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◆ Building – New Residential	352	300	162	201
◆ Occupancy – New Residential	383	253	353	209



Questions





PRINCE WILLIAM
COUNTY

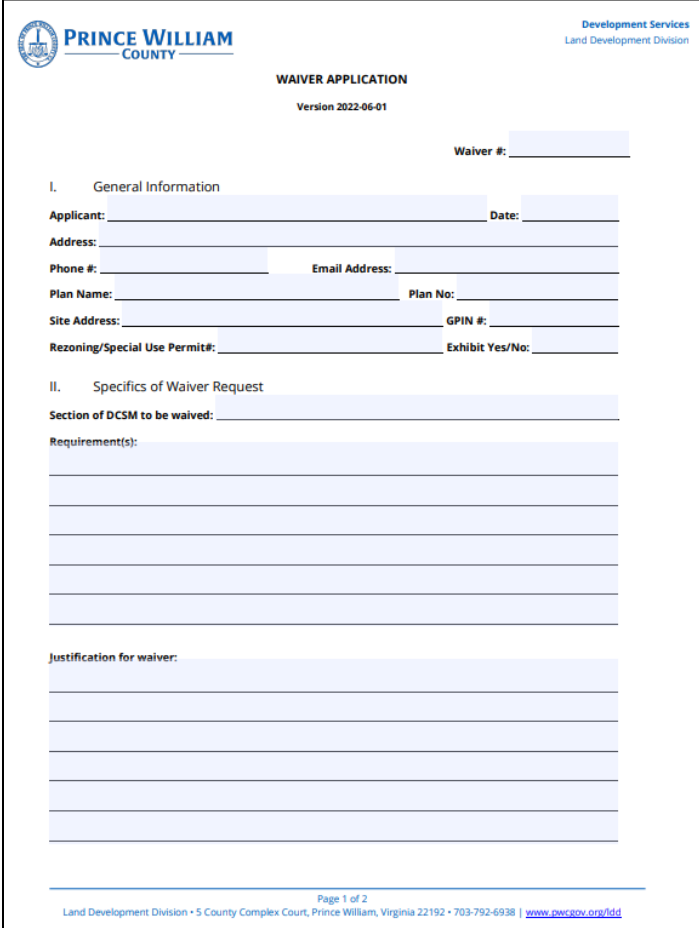
DCSM Waivers Associated with Land Use Cases

**CDC Meeting
October 18, 2023**



Design & Construction Standards Manual Waiver

- *When compliance with a particular subdivision or site plan requirement found in the Design and Construction Standards Manual (DCSM) unduly burdens an applicant or causes harm to an adjacent property, the applicant may request a waiver of the requirement. **All waiver requests are submitted to the Land Development Division for processing.***
- *Waivers of the Zoning Ordinance Subdivision Ordinance or DCSM may also be requested as part of a rezoning application or special use permit application*



The form is titled "WAIVER APPLICATION" and is version 2022-06-01. It is issued by the Land Development Division of Prince William County. The form is divided into two main sections: I. General Information and II. Specifics of Waiver Request. Section I includes fields for Applicant, Date, Address, Phone #, Email Address, Plan Name, Plan No., Site Address, GPIN #, Rezoning/Special Use Permit#, and Exhibit Yes/No. Section II includes a field for the Section of DCSM to be waived and a large area for Requirement(s). Below this is a section for Justification for waiver, which is a large text area. At the bottom of the form, there is a footer with the page number (Page 1 of 2) and contact information for the Land Development Division, including the address (5 County Complex Court, Prince William, Virginia 22192), phone number (703-792-6938), and website (www.pwccgov.org/ldd).

DCSM Waivers Associated with Land Use Cases (Transportation)

Transportation DCSM Waivers

- **DCSM Waivers that involve VDOT public roadways (or roadways proposed to be accepted by VDOT)** – Staff will continue to review and approve or deny these Waivers. Since the Waivers involve State standards, the process will include VDOT approval prior to County consideration. Examples include:
 - Modification to roadway typical sections
 - Public roadway access
 - Curb returns and spacing
 - Minimum turn lane requirements
 - Crossover (median break) spacing

- **DCSM Waivers that do not involve VDOT Public Roadways** – With Planning Office approval, staff will review the proposed DCSM Waiver applications and provide a recommendation for approval or denial. The recommendation will be included as part of the Planning staff report for Board consideration. Examples include:
 - Parking and loading spaces requirements / Parking credit allowance
 - Shared parking
 - Parking spaces, loading spaces, travel way setbacks
 - Private street modifications
 - Drive-through bypass lanes
 - Driveway standards and widths
 - Trip reduction rates
 - Pavement requirements
 - Curb and gutter design
 - Horizontal or vertical alignment

DCSM Waivers Associated with Land Use Cases (Environmental)

Environmental DCSM Waivers - No Change

- o DCSM Waivers that relate to state standards - County staff will continue to review and process waiver requests to state standards (DCSM Section 700) at the time of Final Site Plan to ensure the County remains fully compliant with its Erosion and Sediment Control Program, Stormwater Management Program and Chesapeake Bay Preservation Area Program.
- o DCSM Waivers that only pertain to County standards - County staff will continue to review proposed modifications to landscaping and buffer standards (DCSM Section 800) as part of the land use case. The County staff recommendation will be included as part of the Planning Office staff report for Board consideration.