

MOTION:

November 28, 2023

SECOND:

Regular Meeting

Res. No. 23-

RE:

**INITIATE ZONING MAP AMENDMENT #DPA2024-000XX; HOMELESS
NAVIGATION CENTER - EAST – NEABSCO MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, the Prince William Board of County Supervisors (Board) is authorized to initiate, by resolution, an amendment(s) to the Zoning Map; and

WHEREAS, this initiation of the Zoning Amendment is to classify under Section 32-700.10 of the Prince William County – Code of Ordinances amendments to the zoning map initiated by resolution by the Board shall be prepared with the requirements of Sec. 32-700.10 (2) (a – g); and

WHEREAS, this is a Zoning Map Amendment to classify the parcels identified as GPINs 8291-65-9134, 8291-65-7904, 8291-64-9383, and 8291-64-9860 as B-1, General Business District; and

WHEREAS, the initiation of this Zoning Map Amendment allows for a more detailed analysis of the Zoning Map Amendment and its potential impacts on Prince William County; and

WHEREAS, County staff recommends that the Board initiate this Zoning Map Amendment; and

WHEREAS, the proposed Zoning Map Amendment provides an opportunity to further the objectives of the Comprehensive Plan and may further the Comprehensive Plan goal to provide a pattern of land use Countywide that encourages fiscally sound development and achieves a high-quality living environment; and

WHEREAS, the Board finds that initiation of this Zoning Map Amendment guides and accomplishes a coordinated, adjusted, and harmonious development of the territory, which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants; and

WHEREAS, the Board finds that the public necessity, convenience, general welfare, and good zoning practice require initiation of this Zoning Map Amendment;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby initiates an amendment to the Zoning Map to classify the parcels identified as GPINs 8291-65-9134, 8291-65-7904, 8291-64-9383, and 8291-64-9860 as B-1, General Business District.

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Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Acting Planning Director

ATTEST: _____

Clerk to the Board



PRINCE WILLIAM COUNTY

Office of the County Executive
Christopher J. Shorter

The Board of County Supervisors

Ann B. Wheeler, Chair
Kenny A. Boddy, Vice Chair
Victor S. Angry
Andrea O. Bailey
Margaret Angela Franklin
Jeanine M. Lawson
Yesli Vega
Bob Weir

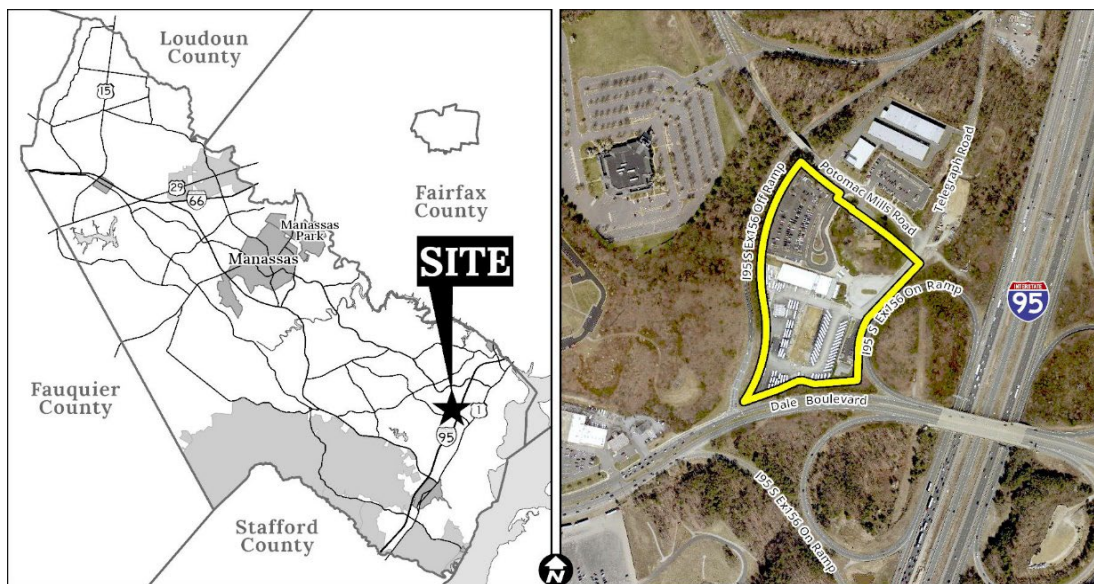
STAFF REPORT

BOCS Meeting Date:	November 28, 2023
Agenda Title:	DPA2024-000XX; Zoning Map Amendment – Homeless Navigation Center - East
District Impact:	Neabsco Magisterial District
Requested Action:	Initiate Zoning Map Amendment # DPA2024-000XX; Homeless Navigation Center - East
Department:	Planning Office
Staff Lead:	David McGettigan AICP, Principal Planner

EXECUTIVE SUMMARY

This is a request to initiate a Zoning Map Amendment to classify the parcels identified as GPINs 8291-65-9134, 8291-65-7904, 8291-64-9383, and 8291-64-9860 as B-1, General Business District. The parcel identified by GPIN 8291-74-0443 is currently designated B-1, General Business District and would remain so. These 5 parcels are owned by the County and are also included in a companion Public Facilities Review (PFR) application for the Homeless Navigation Center – EAST (PFR2024-00002).

It is the recommendation of staff that the Prince William Board of County Supervisors (Board) initiate Zoning Map Amendment DPA2024-000XX.



BACKGROUND

- A. Zoning Map Amendment – Under Section 32-700.10 of the Prince William County – Code of Ordinances, amendments to the zoning map initiated by resolution by the Board shall be prepared with the requirements of Sec. 32-700.10 (2)(a – g).
- B. Request – This is a request to initiate a Zoning Map Amendment to classify the parcels identified as GPINs 8291-65-9134, 8291-65-7904, 8291-64-9383, and 8291-64-9860 as B-1, General Business District. The parcel identified by GPIN 8291-74-0443 is currently designated B-1, General Business District, and will remain so. Reclassifying the zoning to B-1 brings all the parcels and uses, including the Omni-Ride uses, under the B-1 classification, thus simplifying implementing both the Homeless Shelter and the Omni-Ride uses. The County is proposing a complete rebuild of the existing facility. This is the primary reason for the Zoning Map Amendment.
- C. Background – The County owns each of these parcels. The north portion of these five parcels, fronting Potomac Mills Road, is the existing homeless shelter and associated parking, which will be demolished, and a new shelter constructed in its place. The west and south portions of these five parcels contain the location of the OmniRide bus storage yard, maintenance building, and employee parking. In the southeast portion is the County-owned building and its associated parking, which is currently occupied and operated by Social Services, and will remain. Eventually, these five (5) parcels will be consolidated.
- D. Concurrent Public Facilities Review – The five (5) parcels identified by GPINs 8291-65-9134, 8291-65-7904, 8291-64-9383, 8291-64-9860 and 8291-74-0443 are the subject of the Public Facilities Review Application – PFR2024-00002. The goal is to bring PFR2024-00002 and DPA2024-000XX to the Prince William County Planning Commission for consideration on the same meeting date.
- E. Site Location - The proposed Zoning Map Amendment is in the Neabsco Magisterial District. The Vicinity Map (see attachment) shows the general location of the amendment request.
- F. Existing Zoning and Land Use – The parcels identified by GPINs 8291-65-9134, 8291-65-7904, and 8291-64-9383 are currently zoned A-1, Agricultural Zoning District. The parcel identified as GPIN 8291-64-9860 is split between the A-1 Agricultural Zoning District and the B-1, General Business District. The parcel identified by GPIN 8291-74-0443 is currently zoned B-1, General Business District. The long-range land use designation for all five (5) parcels is Public Land (PL).
- G. Strategic Plan – On January 20, 2021, the Board adopted the 2021-2024 Strategic Plan. Objective HW2: B states, “Open homeless navigation centers in eastern and western PWC.” and Key Performance Indicator (KPI) #2 states: “Establishment of a homeless navigation center in eastern PWC.”

- H. Community Feedback – Staff have not reached out to the community for feedback for this initiation. There will be opportunities for community input and feedback during the Zoning Map Amendment public hearing process. Also, there will be opportunities during the aforementioned concurrent Public Facility Review process for additional community input.

STAFF RECOMMENDATION

- A. Staff Evaluation of Proposed Request for Initiation – Staff have evaluated this request with the purpose of recommending whether to initiate the application as proposed, to initiate with an expanded area, or not to initiate the application.
1. Criteria of Staff Evaluation – Staff evaluate each recommendation for initiation based on consistency with the Comprehensive Plan and the adopted Strategic Plan.
 2. Three Types of Possible Recommendations
 - a) Initiate – Based on the staff evaluation, applications may be recommended for initiation.
 - b) Expanded Study Area – In some cases, staff may determine that a larger area should be studied to make the proposal more appropriate for the area.
 - c) Do Not Initiate – Based on the staff evaluation, applications may not be recommended for initiation based on inconsistency with the goals of the Comprehensive Plan.
- B. Staff Recommendation- Staff recommends initiating DPA2024-000XX; Zoning Map Amendment – Homeless Navigation Center – East.
- C. Board Action Requested
1. DPA2024-000XX; Zoning Map Amendment – Homeless Navigation Center - East – Initiate.

Legal Issues

Initiation of a Zoning Map Amendment does not mean that the Board must approve the Zoning Map Amendment after it is prepared; it instead begins the process for consideration. The County Attorney's Office appropriately addresses other legal issues.

Timing

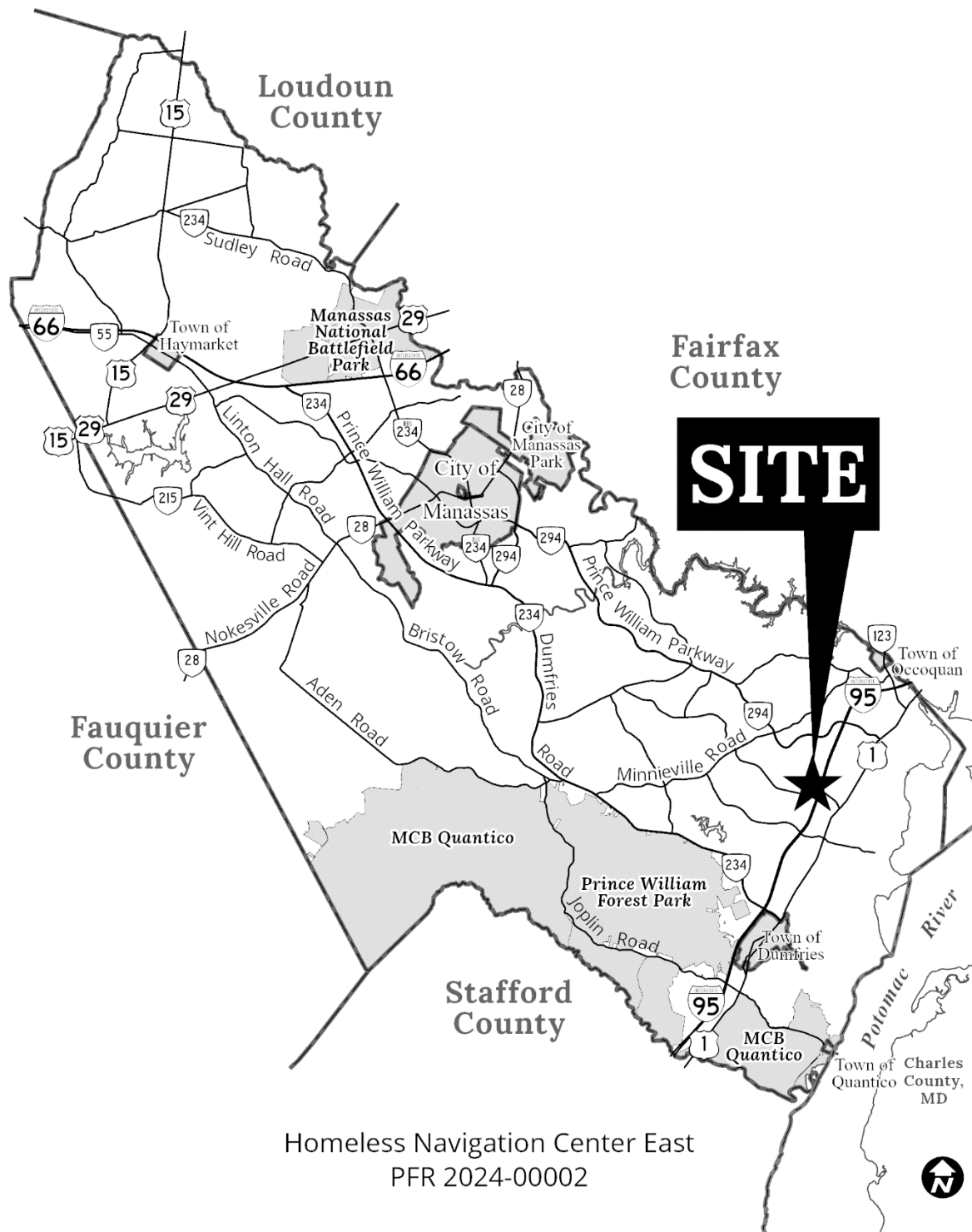
There is no time requirement to take action on this request for initiation of a Zoning Map Amendment. However, it is the goal of the staff to present both a Zoning Map Amendment and a Public Facilities Review at the same Planning Commission meeting to be scheduled later.

STAFF CONTACT INFORMATION

Mark McCaskill, AICP | (703) 792-6856
mmccaskill@pwcgov.org

ATTACHMENTS

- Vicinity and Aerial Maps
- Long-Range Land Use and Zoning Map



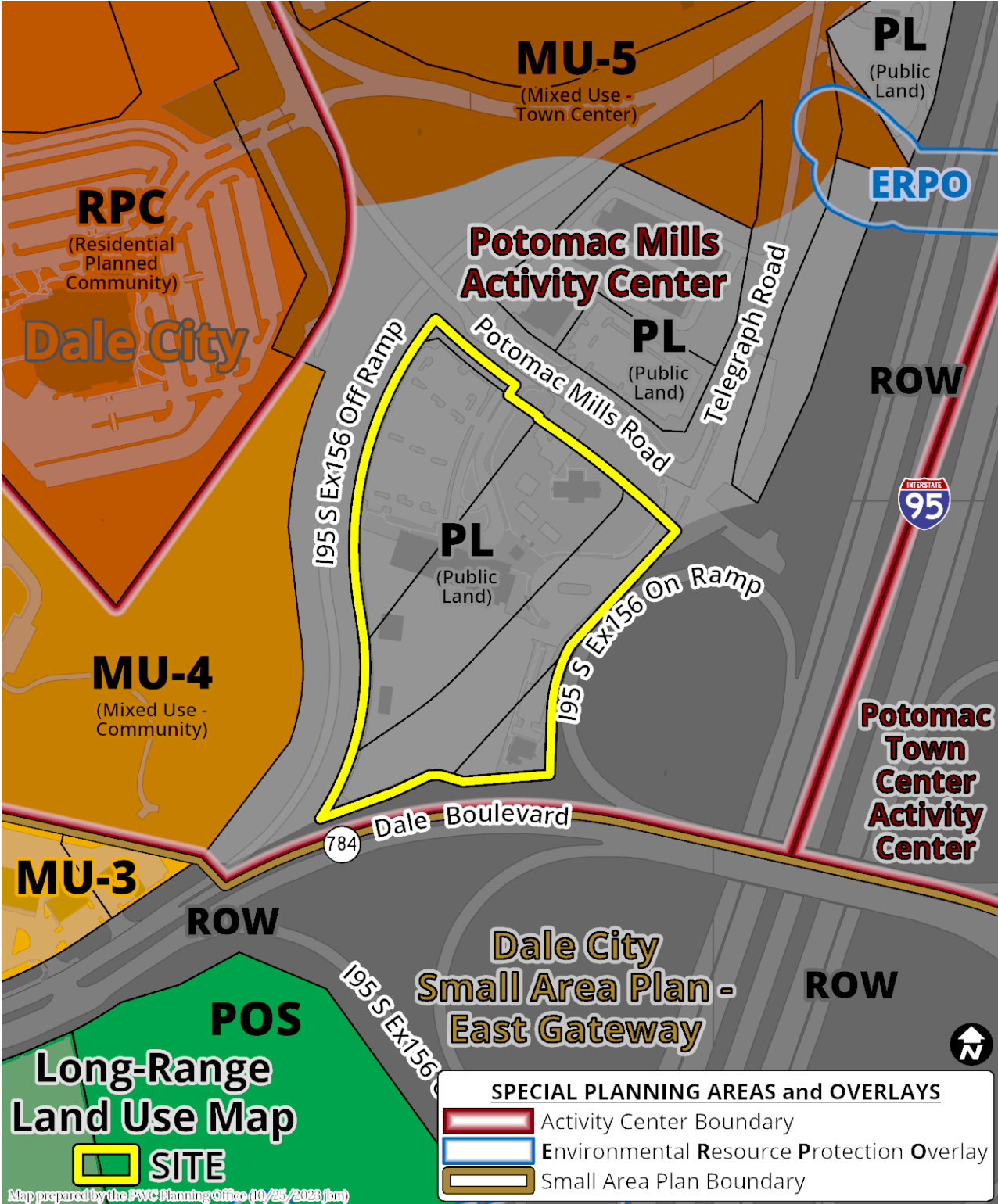
Homeless Navigation Center East
PFR 2024-00002

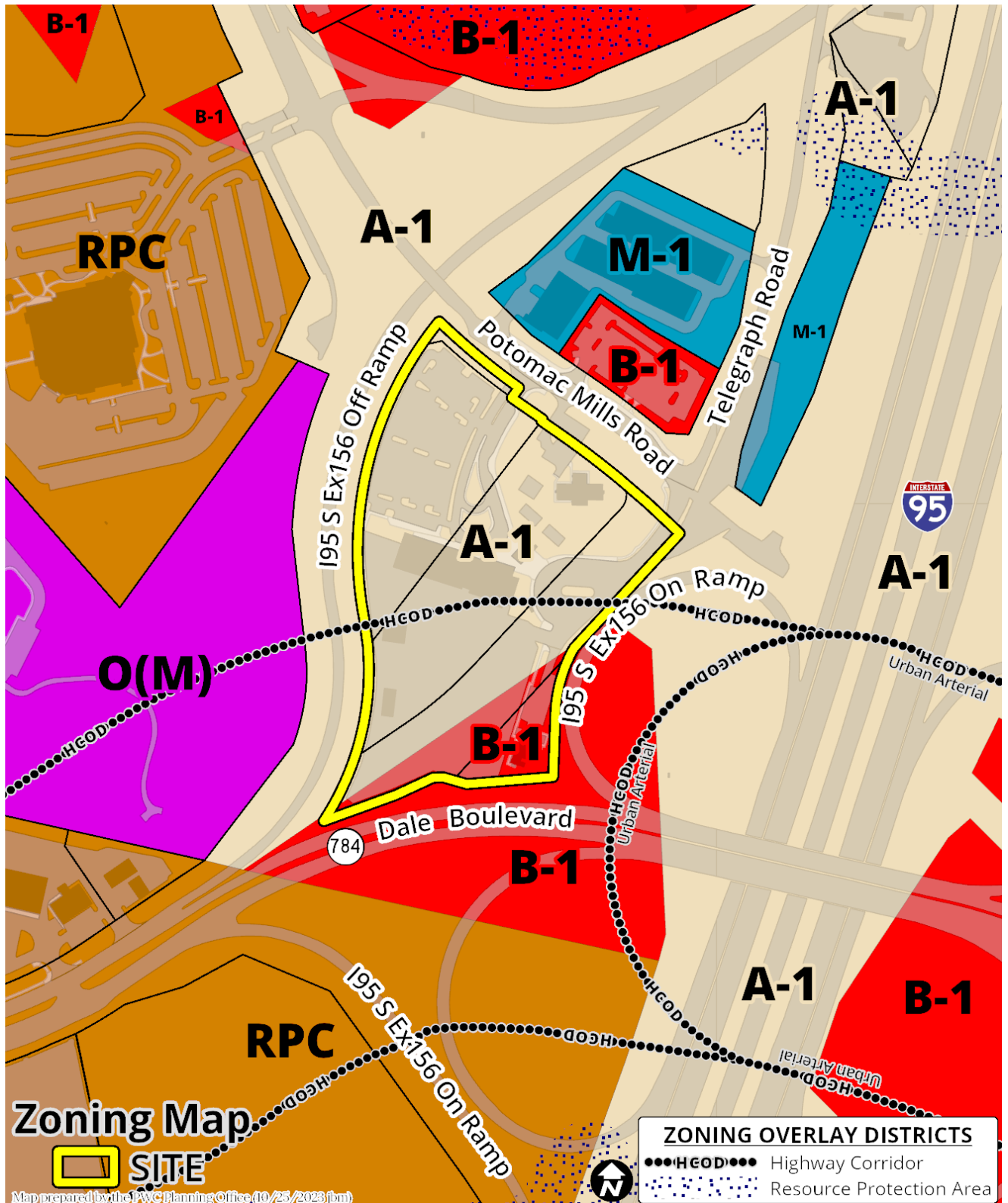


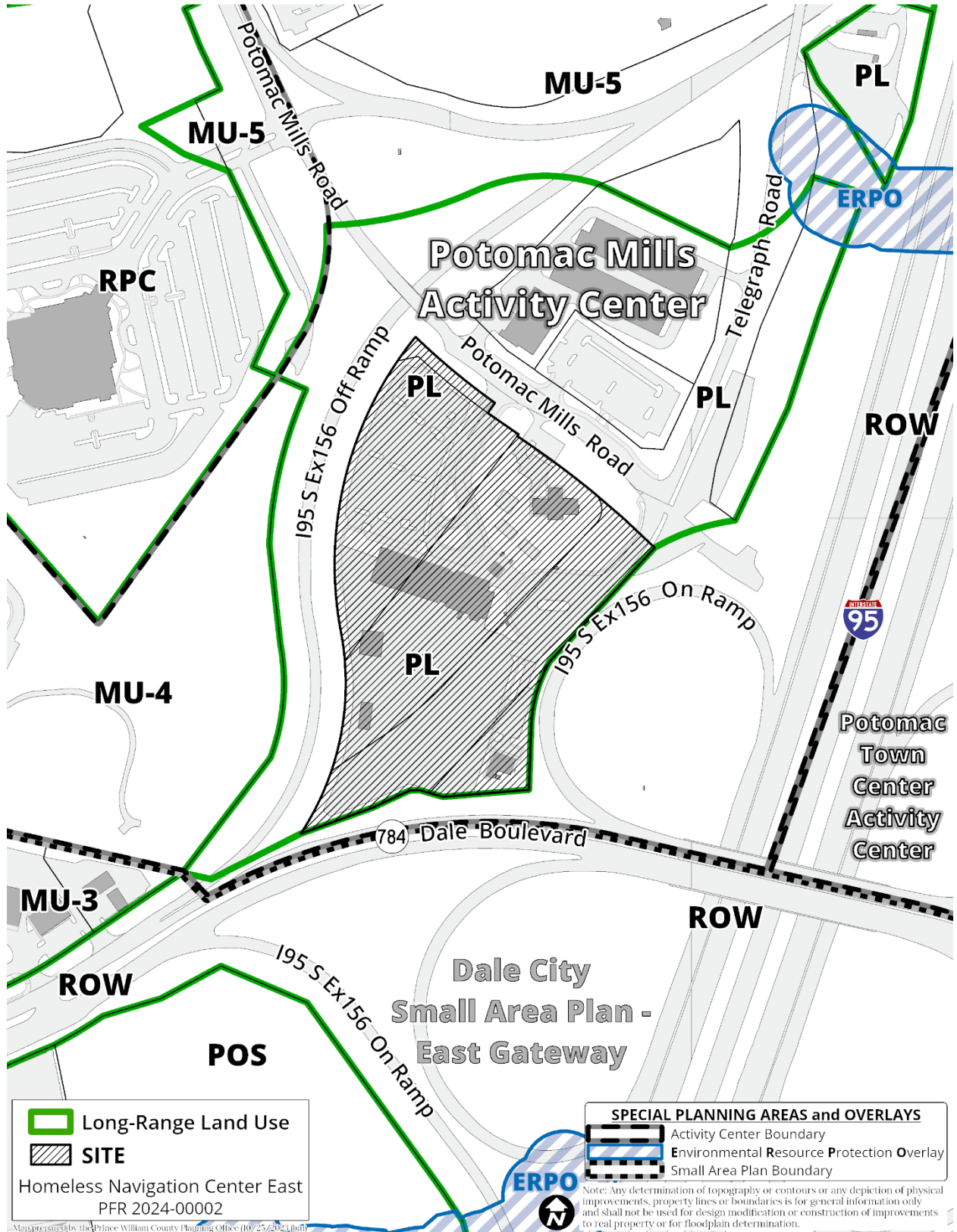
 **SITE**
Homeless Navigation Center East
PFR 2024-00002



Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.

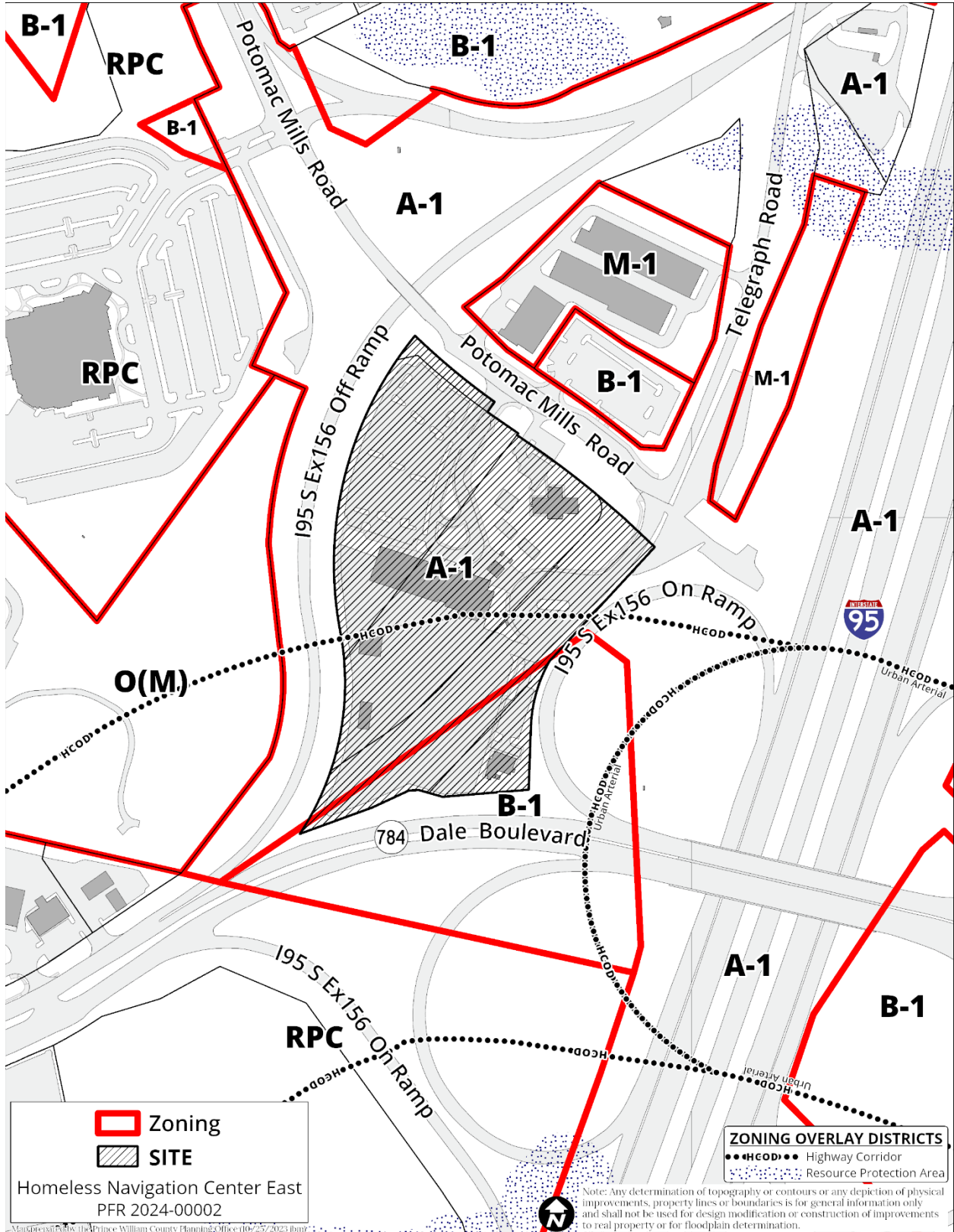






Map prepared by the Prince William County Planning Office (10/25/2023) (m)

Proposed Zoning Map



Proposed Zoning Map

