

Mid-County Park & Estate Homes Property Written Narrative

June 30, 2016

A. Introduction:

The Mid-County Park & Estate Homes Property is owned by Classic Lakes, LLC. The Property contains a total of 325.6 acres, is located in the Coles Magisterial District on GPINs 7792-99-5798, 7893-11-6930 and 7893-10-7686 and is zoned A-1 and SR-1 per REZ PLN2003-00433. The Property will be accessed from the Development Area via an extension of Classic Springs Drive. The Property straddles Long Branch which is the boundary between the Development and Rural Area. **The Property is located in both the Development and Rural Areas.** The proposed uses for the Property are; a 195-Acre Natural Protected Open Space & Stream Valley Park (60% of the Property) and 108 Single Family Detached Estate Homes on one-acre estate lots (40% of the Property) for an overall project density of one-dwelling unit per 3 acres.

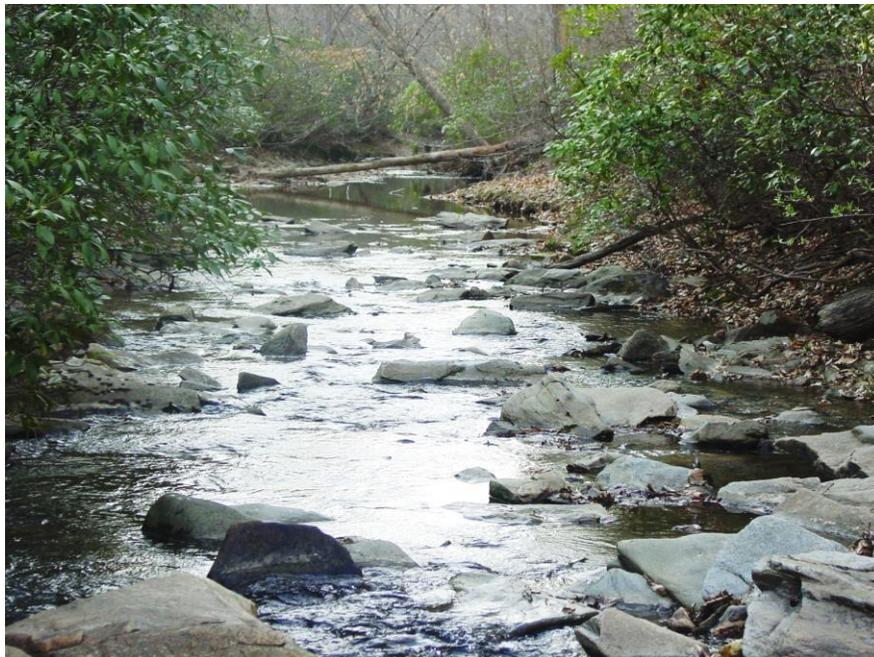


Figure 1 – Long Branch Photo 1

The Applicant is proposing an unprecedented Estate Home Development of 108 Single Family Detached Estate Homes on one-acre estate lots for an overall project density of one-dwelling unit per 3 acres. The proposed density of one-dwelling unit per 3 acres is less dense than the surrounding development which is developed at a density of 1 home per 2.6 acres as figure 2 below reveals. The estate homes are surrounded by a 195-Acre Natural Protected Open Space & Stream Valley Park that encompasses 60% of the Property. The open space will be placed with in third party conservation easements and dedicated to the County for use as a Natural Protected Open Space & Stream Valley Park. The open space contains 3 miles of contiguous undisturbed forest, a significant perimeter buffer averaging 700' and provides an unheard of 900' average width undisturbed natural riparian buffer along the 1.6 miles of the Long Branch Stream Valley to protect preserve this valuable and pristine natural resource into perpetuity. We believe the proposed plan for development of the Property sets the "Gold Standard" for Environmental Sensitive Development and Open Space Preservation.

As the graphic below reveals, the proposed development is consistent with the surrounding land uses that are primarily developed with 1 to 5 acre lots. **The overall density of the surrounding development is 1 home per 2.6 acres.** The surrounding development encompasses 1,876 Acres and is generally bounded by Bristow Road to the west, French Ford Drive & Sinclair Mill Road to the north, Dumfries Road to the east and the southern boundary of Woodbine Woods to the south extended back to Bristow Road. The surrounding development is 15% more dense than the density of 1 home per 3 acres proposed for the Mid-County Park & Estate Homes Property.

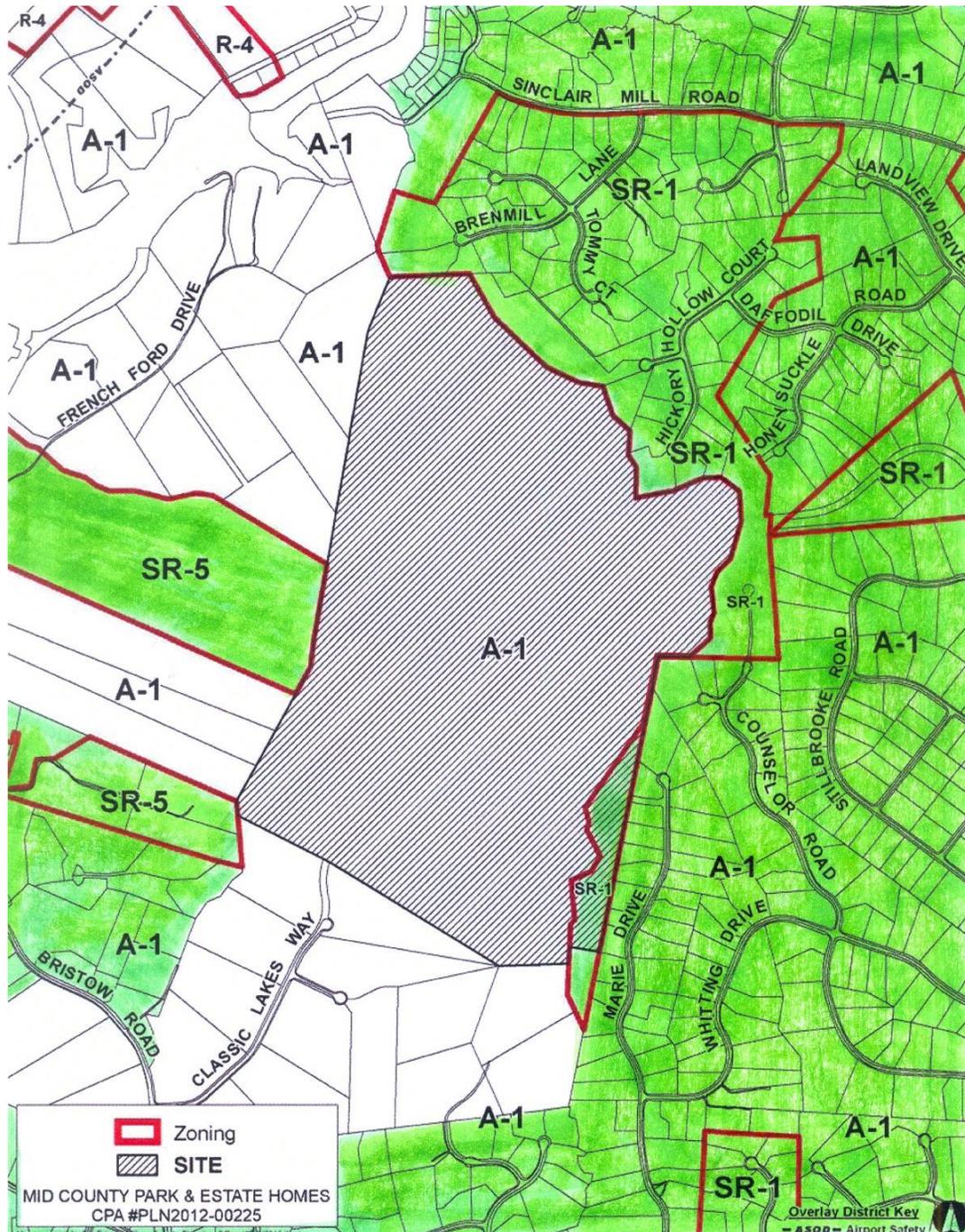


Figure 2 – Existing Zoning Map Highlighted to show the Surrounding Properties that are zoned or developed at SRR Densities (1 to 5 Acre Lots)

- B. The Proposed Rezoning Application is prepared in accordance with the Recommendations of the Prince William County Rural Preservation Study Report.** The Rural Preservation Study recommends Incentivizing Cluster Development as a tool to Preserve Open Space and Agricultural Land in the Rural Area.

Rural Preservation Study Report Summary.

Purpose:

“The purpose of the Rural Preservation Study (the Study) was to evaluate the Rural Preservation Policies and Tools that the County has in place, to determine whether they are meeting the County’s objectives, and, if warranted, to recommend new objectives, policies and tools.”

Conclusions:

- *“Current Development Policies treat the Rural Area as a single character type – One Size Fits All (Commonly Referred to as 10-Acre Zoning).”*
- *“More tools are needed in the Rural Area Land Preservation and land development toolboxes, to give more choices and options to landowners, farmers, businesses and government.”*
- *“Agricultural Land is a Key element of Rural Character and needs to be a high priority for action.”*
- *“Farming needs supportive policies, the window of opportunity to put supportive programs in place is narrow.”*
- *“Without Policy Changes, the Rural Area will likely develop in a manner dominated by large lot residential development, with little contiguous open space and significant loss of agricultural lands.”*

Key Recommendations:

- 3.4.1 Adopt a “Vision” for the Rural Area.
“The Rural Area is a landscape dominated by agriculture, woodland, open space and other undeveloped land. The Rural Area allows for low-density residential development that is planned and designed to not dominate the landscape. The Rural Area accommodates a variety of activities and lifestyles associated with rural areas including farming of all types, low density residential living, rural businesses, cultural heritage, recreation, and preservation and enjoyment of the natural environment.”
- 3.4.2 “Adopt a Rural Area Land Preservation Goal.” The Study recommends a Land Preservation Goal of 17,000 acres or 60% of the 28,000 acres of undeveloped land remaining in the Rural Area.
- 4.5.1 “Adopt a Purchase of Development Rights (PDR) Program.” The Study states that *“a reasonable, though aggressive, goal would be to preserve 8,000 acres through PDRs.”* The Study also states that it would cost approximately \$5,000 per acre which would

require \$40,000,000 to preserve 8,000 acres. A PDR Program is an expensive Land Preservation tool for the County and the aggressive level of funding required to preserve 8,000 acres would only achieve 47% of the 17,000 acre Land Preservation Goal. Additional tools will be needed to meet the 17,000 acre Land Preservation Goal.

- 4.5.2 *“Explore the creation of a Transfer of Development Rights (TDR) Program.”*
- 5.5.2 *“Revise and Incentivize the Cluster provisions of the A-1 zone.”* Incentivizing Cluster Development offers the best opportunity to provide significant open space and agricultural land preservation without significant public expenditures and it offers the best opportunity to meet the 17,000 acre Land Preservation Goal. There are 4 major positives to this Land Preservation Tool; i) it can preserve significant Open Space and Agricultural Land without public expenditures; ii) the cluster homes on one-acre estate lots are not only highly desirable upscale housing they are also revenue positive executive housing which typically pays \$3,000 or more annual in taxes more than they cost the County in services; iii) it adds executive housing to the County’s housing inventory (the most deficient housing type in the County); and iv) it encourages environmentally sensitive cluster developments that preserve 50 to 60% of the cluster development as Permanent Open Space or Agricultural Land and these low density large lot developments typically do not lower the level of service of the local roads. This low public cost Land Preservation Tool provides much needed executive housing in environmentally sensitive cluster developments that preserve 50 to 60% of the cluster development as Permanent Open Space or Agricultural Land is a win, win, win for the County and the County’s Land Preservation Goals.

Consistency with the Prince William County Rural Preservation Study Report. The Mid-County Park & Estate Homes Property is located in a Rural Character Area identified as a Transitional Ribbon. A Transitional Ribbon is a linear area of land use transition between the Rural Area and the Development Area. Section 5.5.2 of the Rural Preservation Study recommends “a maximum gross density of one unit per two to three acres and a minimum 50 percent open space requirement” in a Transitional Ribbon to incentivize cluster development and significant open space preservation. Strategic use of public sewer is also recommended in the Study in a Transitional Ribbon to “allow maximum flexibility in lot size and placement and the maximum amount of open space.”

The Mid-County Park & Estate Homes Property Rezoning Application is consistent with the Rural Preservation Study. The Application proposes an overall project density of one-dwelling unit per 3 acres which is a third less dense than the one unit per 2 acres recommended in the Study. The Application also proposes 60% open space to be placed in third party conservation easements and dedicated to the County for use as a Natural Protected Open Space & Stream Valley Park. The 60% of Natural Protected Open Space proposed in the Application significantly exceeds the 50% open space requirement recommended in the Study. The use of public sewer which is permitted by the Study on a strategic and case by case basis will allow the Applicant to maximize the preservation of environmental areas on the Property, maximize the amount of forest preserved on the Property and maximize the amount of open space and park land provided.

C. Consistency with the Long-Range Land Use chapter of the Comprehensive Plan:

The Mid-County Park & Estate Homes Rezoning Application is overwhelmingly consistent with the Long-Range Land Use chapter of the Comprehensive Plan as outlined below:

1. The 195-Acre Mid-County Natural Protected Open Space & Stream Valley Park Portion of the Property (the POS Land Use Classification (60% of the Property)). There should be no doubt that the POS land use classification for the 195 acres or 60% of the Property that is located within both the Development and Rural Areas and will be placed within third party conservation easements and dedicated to the County for use as a Natural Protected Open Space and Stream Valley Park to permanently preserve and protect the pristine natural resource known as Long Branch and nearly all of the environmental resources and more than half of the mature forest on the Property is consistent with the purpose, goals and objectives of the Comprehensive Plan.

- a. Purpose of the Rural Area Designation. *“The purpose of the Rural Area designation is to help preserve the County’s agricultural economy and resources, the County’s agricultural landscapes and cultural resources, the quality of groundwater supply, and the open space and the rural character presently found there.”*

The proposed use of 195-acres or 60% of the Property that is located within both the Development and Rural Areas as a Natural Protected Open Space and Stream Valley Park that will be placed within third party conservation easements and dedicated to the County for a public park is consistent with the purpose of the Rural Area designation because it permanently protects the groundwater supply, Open Space, the rural character presently found in the Rural Area and permanently protects nearly all of the environmental resources and more than half of the mature forest on the Property.

- b. Purpose of the Agricultural or Estate Classification. *“The purpose of the Agricultural or Estate classification is to protect existing agricultural lands, cultural resources, and open space, as well as other important rural environmental resources, and to provide areas within the County where large lot residential development is appropriate. The maximum density is one dwelling unit per 10 gross acres.”*

The proposed use of 195-acres or 60% of the Property that is located within both the Development and Rural Areas as a Natural Protected Open Space and Stream Valley Park that will be placed within third party conservation easements and dedicated to the County for a public park is consistent with the purpose of the Agricultural or Estate Classification because it permanently protects open space, rural environmental resources and places more than half of the mature forest on the Property within permanent third party conservation easements.

- c. Purpose of the Parks and Open Space Classification. *“The purpose of this classification is to designate existing and projected parks and recreational areas of the County. The Parks, Open Space, and Trails Plan contains a complete inventory of existing federal, state, and local parks, and of planned parks within the County.”*

The proposed Mid-County Park & Estate Homes Property is identified as a Projected Park on Figure 1 of the Parks, Open Space and Trails Chapter of the Comprehensive Plan. Figure 1 of the Parks, Open Space and Trails Chapter is provided at figure 3 below.

The proposed use of 195-acres or 60% of the Property that is located within both the Development and Rural Areas as a Natural Protected Open Space and Stream Valley Park that will be placed within third party conservation easements and dedicated to the County for a public park with a natural surface trail system is consistent with the Linear-Resource Park Plan, the Open Space Plan and the Trails Plan of the Parks, Open Space and Trails chapter of the Comprehensive Plan. The 195-Acre Natural Protected Open Space & Stream Valley Park will permanently protect Open Space, the Long Branch Stream Valley, nearly all of the environmental resources and more than half of the mature forest on the Property.

It should be noted that the proposed Mid-County Park includes the Long Branch Stream Valley and the old beaver dam stream corridor that are both identified as Environmental Corridors on the Comprehensive Plan Open Space & Corridors Map.

The 195-Acre Mid-County Park would also add much needed Park Land to the most deficient park type in the County. Table 1 of the Parks, Open Space and Trails Chapter of the Comprehensive Plan identifies Linear Resource-Based (Stream Valley) Parks as the most deficient park type in the County. The addition of the 195-Acre Mid-County Park would increase the Resourced-Based Park Land in the County by 29% (682 acres + 195 acres)/682 acres. This is a major increase in Park Land and a significant positive for the County. Table 1 of the Parks, Open Space and Trails Chapter is provided at figure 4 below.

The Location of the Mid-County Park is also a major positive for the County since the Park is located near the geography center of the County in both the Development and Rural Areas it is easily accessible and convenient to residents of the County living in the Development or Rural Area.

As the graphic below reveals, the **Proposed 195-Acre Mid-County Park** is located in an **area of the County where the County has projected a future Park**. The location of the Site/Mid-County Park has been added to the graphic below.

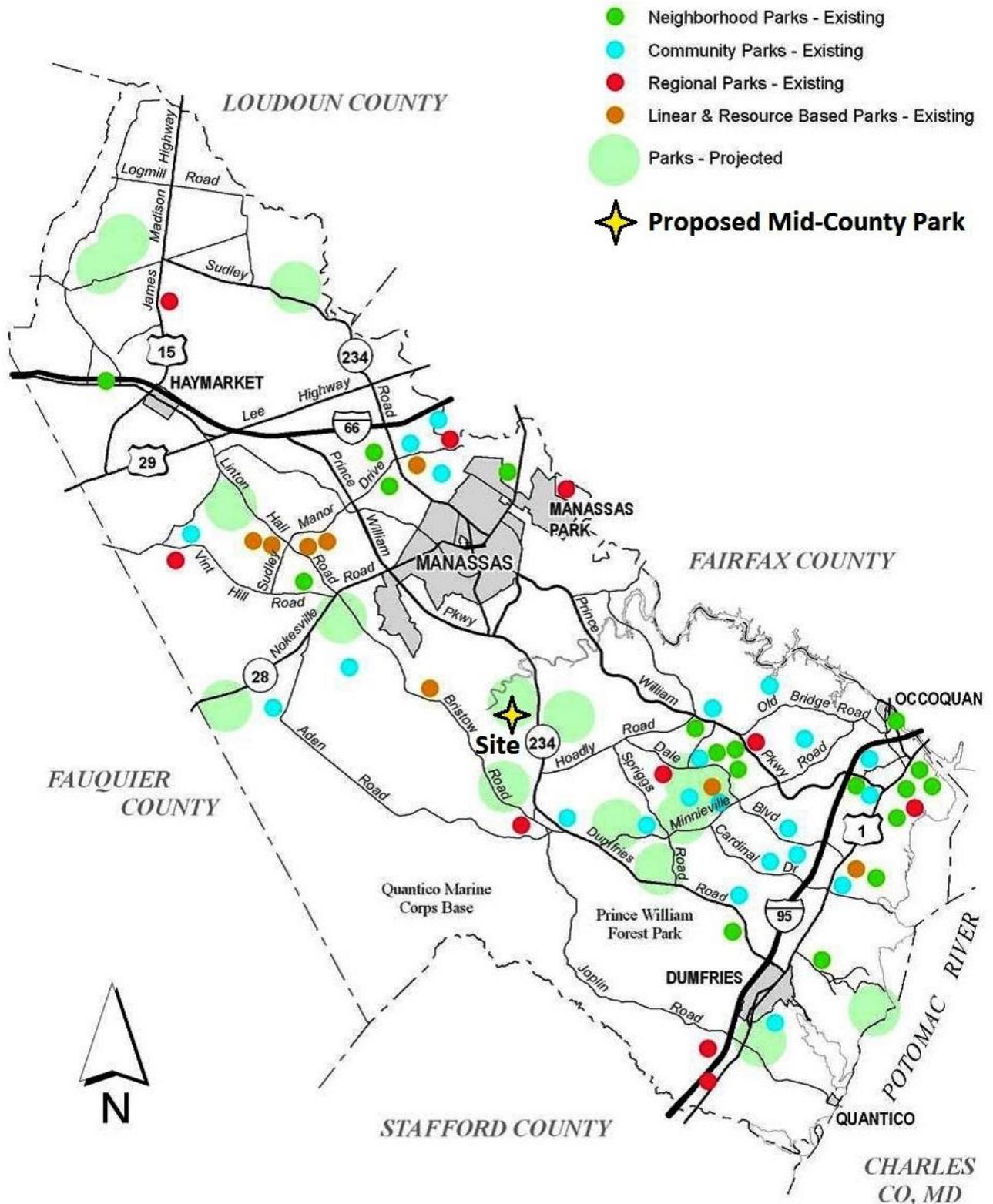


Figure 3 – Existing & Projected County Park Locations Annotated with the Site Location (Figure 1 of the POS&T Chapter of the Comp. Plan Annotated with the Site Location)

Table 1 below gives the existing Park Acreage and the Park Acreage Needed per park type. Linear Resource-Based (Stream Valley) Parks are the most deficient park type in the County. **The addition of the 195-Acre Mid-County Park would increase the Resource-Based Park Land in the County by 29% (682 acres + 195 acres)/682 acres.** This is a major increase in Park Land and a significant positive for the County.

TABLE 1

EXISTING AND PROJECTED COUNTY PARK LAND NEEDS⁽³⁾

Park Type	LOS Standards	Existing County Park Acreage ⁽²⁾	2 nd Qtr. 2007 Estimated Population 381,221 Total Acreage Needed ⁽¹⁾	2015 Forecast Population 463,343 Total Acreage Needed ⁽¹⁾	2030 Forecast Population 555,012 Total Acreage Needed ⁽¹⁾
Neighborhood (26 acre average)	1 acre/1,000 population	267	381 (15 parks)	463 (18 parks)	555 (21 parks)
Community (85 acre average)	4 acres/1,000 population	921	1,525 (18 parks)	1,853 (22 parks)	2,220 (26 parks)
Regional (200 acre average)	6 acres/1,000 population	2,131	2,287 (11 parks)	2,780 (14 parks)	3,330 (17 parks)
Linear/ Resource Based ⁽⁴⁾	4 acres/1,000 population	682	1,525	1,853	2,220
County Totals by Category	15 acres/1,000 population	4,001	5,718	6,949	8,325

Notes:

- (1) 2007 Source: PWC Office of Information Technology; 2015 and 2030 Source: Metropolitan Washington Council of Governments (MWCOG) Round 7.1.
- (2) Existing acreage reflects only property owned or leased by PWC. Data is derived from the PWC Park Authority's June, 2007 publication of existing park acres, acres conveyed to the park Authority on September 4, 2007, and the PWC historic properties list.
- (3) Sums have been rounded to the nearest whole number.
- (4) Size and number of Linear/ Resource Based Parks are dependent on the size and character of resources and corridors to be protected

Figure 4 – Existing & Projected County Park Land Needs (Table 1 of the POS&T Chapter of the Comp. Plan)

In conclusion, there should be no doubt that the POS land use classification for the 195 acres or 60% of the Property that is located within both the Development and Rural Areas and will be placed within third party conservation easements and dedicated to the County for use as a Natural Protected Open Space and Stream Valley Park to permanently preserve and protect the pristine natural resource known as Long Branch and nearly all of the environmental resources and more than half of the mature forest on the Property is consistent with the purpose, goals and objectives of the Comprehensive Plan.

- d. Goals of the Environmental Resource Designation. The Environment Plan outlines the “goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Act (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the Design and Construction Standards Manual, and Resource Protection Areas (RPAs) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource Designation.”

The proposed plan for development of the Property clusters lots and roadways along ridgelines on gentle slopes and primarily on category I and II soils. It avoids disturbance of all streams and wetlands and minimizes the disturbance of all slopes 15% and greater. It maximizes the preservation of the Long Branch Stream Valley by placing Long Branch, all the adjacent wetlands, nearly all of the 25% and greater slopes and most slopes 15 to 25% located along Long Branch within third party conservation easements to ensure the preservation of this pristine natural resource into perpetuity. The proposed plan for development includes a 195-Acre Natural Protected Open Space & Stream Valley Park that encompasses 60% of the Property. The open space will be placed within third party conservation easements and dedicated to the County for use as a Natural Protected Open Space & Stream Valley Park. The open space contains 3 miles of contiguous undisturbed forest, a significant perimeter buffer averaging 700' and provides an unheard of 900' average width undisturbed natural riparian buffer along the 1.6 miles of the Long Branch Stream Valley to protect this valuable and pristine natural resource into perpetuity.

The proposed plan for development of the Property sets the “Gold Standard” for Environmental Sensitive Development and Open Space Preservation and is clearly consistent with the goals of the Environmental Resource designation.

2. The Semi-Rural Estate Home Portion of the Property (the SRR Land Use Classification (40% of the Property)). Interesting enough the Semi-Rural Estate Home portion of the Property is also consistent with the purpose, goals and objectives of the Comprehensive Plan.

- a. Purpose of the Semi-Rural Residential Classification. *“The purpose of the Semi-Rural Residential Classification is to provide for areas where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and the more dense residential development found in the Development Area.”*

The POS and SRR land uses proposed at a maximum density of one unit per 3 acres provides an excellent transition between the 1 and 2-acre lots in the Mid-County SRR to the north and east and the 1, 5 and 10-acre lots in the AE that surround the Property to the south and west. As the color Concept Plan provided with this request shows and as figure 2 on page 2 reveals the proposed POS and SRR land uses will provide an excellent transition between the Mid-County SRR and the AE without any negative impacts to the AE or the surrounding land uses.

In addition, the proposed density of one unit per 3 acres is less dense than the overall density of the surrounding development of one unit per 2.6 acres, is consistent with the surrounding land uses and is proposed within an area of the County that was formerly planned for and developed with SRR lots sizes. Additional details of the development of this area of the County are provided in the History of the Mid-County SRR in Section E on Page 23.

The proposed density of one unit per 3 acres and the proposed site design and layout meet the intent of LU-Policy 15 and Action Strategies LU15.1, LU15.2 and LU15.3 that encourage infill development at the density, intensity, design, layout and the lot sizes of the existing neighborhood.

The proposed density of one unit per 3 acres is consistent with and less dense than the recommended density for the SRR of one unit per 2.5 acres.

- b. Purpose of the Rural Area Designation. *“The purpose of the Rural Area designation is to help preserve the County’s agricultural economy and resources, the County’s agricultural landscapes and cultural resources, the quality of groundwater supply, and the open space and the rural character presently found there.”*

The proposed use of 195-acres or 60% of the Property that is located within both the Development and Rural Areas as a Natural Protected Open Space and Stream Valley Park that will be placed within third party conservation easements and dedicated to the County for a public park is consistent with the purpose of the Rural Area designation

because it permanently protects the groundwater supply, Open Space, the rural character presently found in the Rural Area and permanently protects nearly all of the environmental resources and more than half of the mature forest on the Property.

The POS and SRR land uses proposed at a maximum density of one unit per 3 acres provides an excellent transition between the 1 and 2-acre lots in the Mid-County SRR to the north and east and the 1, 5 and 10-acre lots in the AE that surround the Property to the south and west. As the color Concept Plan provided with this request shows and as figure 2 on page 2 reveals the proposed POS and SRR land uses will provide an excellent transition between the Mid-County SRR and the AE without any negative impacts to the AE or the surrounding land uses. This is consistent with the following goals of the Rural Area designation; the protection of the groundwater supply, Open Space and the rural character presently found in the Rural Area.

Yes, the proposed density of one unit per 3 acres is higher than the density of one unit per 10 acres outlined in the Comprehensive Plan for the Rural Area but without the proposed SRR density that is less dense than the overall density of the surrounding development of one unit per 2.6 acres, is consistent with the surrounding land uses and is proposed within an area of the County that was formerly planned for and developed with SRR lot sizes, the opportunity for the County to acquire the 195-Acre Mid-County Park will be lost forever. Any reasonable analysis of this proposal would find that, on-balance, the proposed Rezoning Application is consistent with the Rural Area designation of the Comprehensive Plan.

The proposed density of one unit per 3 acres and the proposed site design and layout meet the intent of LU-Policy 15 and Action Strategies LU15.1, LU15.2 and LU15.3 that encourage infill development at the density, intensity, design, layout and the lot sizes of the existing neighborhood.

- c. Purpose of the Agricultural or Estate Classification. *“The purpose of the Agricultural or Estate classification is to protect existing agricultural lands, cultural resources, and open space, as well as other important rural environmental resources, and to provide areas within the County where large lot residential development is appropriate. The maximum density is one dwelling unit per 10 gross acres”*

The proposed use of 195-acres or 60% of the Property that is located within both the Development and Rural Areas as a Natural Protected Open Space and Stream Valley Park that will be placed within third party conservation easements and dedicated to the County for a public park is consistent with the purpose of the Agricultural or Estate Classification because it permanently protects open space, rural

environmental resources and places more than half of the mature forest on the Property within permanent third party conservation easements.

The POS and SRR land uses proposed at a maximum density of one unit per 3 acres provides an excellent transition between the 1 and 2-acre lots in the Mid-County SRR to the north and east and the 1, 5 and 10-acre lots in the AE that surround the Property to the south and west. As the color Concept Plan provided with this request shows and as figure 2 on page 2 reveals the proposed POS and SRR land uses will provide an excellent transition between the Mid-County SRR and the AE without any negative impacts to the AE or the surrounding land uses. This is consistent with the following objectives of the Agricultural or Estate classification because it permanently protects open space, rural environmental resources and places more than half of the mature forest on the Property within permanent third party conservation easements.

Yes, the proposed density of one unit per 3 acres is higher than the density of one unit per 10 acres outlined in the Comprehensive Plan for the Agricultural or Estate classification but without the proposed SRR density that is less dense than the overall density of the surrounding development of one unit per 2.6 acres, is consistent with the surrounding land uses and is proposed within an area of the County that was formerly planned for and developed with SRR lot sizes, the opportunity for the County to acquire the 195-Acre Mid-County Park will be lost forever. Any reasonable analysis of this proposal would find that, on-balance, the proposed Rezoning Application is consistent with the Agricultural or Estate classification.

The proposed density of one unit per 3 acres and the proposed site design and layout meet the intent of LU-Policy 15 and Action Strategies LU15.1, LU15.2 and LU15.3 that encourage infill development at the density, intensity, design, layout and the lot sizes of the existing neighborhood.

- d. Purpose of the Parks and Open Space Classification. *“The purpose of this classification is to designate existing and projected parks and recreational areas of the County. The Parks, Open Space, and Trails Plan contains a complete inventory of existing federal, state, and local parks, and of planned parks within the County.”*

The proposed Mid-County Park & Estate Homes Property is identified as a Projected Park on Figure 1 of the Parks, Open Space and Trails Chapter of the Comprehensive Plan. Figure 1 of the Parks, Open Space and Trails Chapter is provided at figure 3 on page 7.

The proposed use of 195-acres or 60% of the Property that is located within both the Development and Rural Areas as a Natural Protected Open Space and Stream Valley Park that will be placed within third party conservation easements and dedicated to the County for a public

park with a natural surface trail system is consistent with the Linear-Resource Park Plan, the Open Space Plan and the Trails Plan of the Parks, Open Space and Trails chapter of the Comprehensive Plan. The 195-Acre Natural Protected Open Space & Stream Valley Park will permanently protect Open Space, the Long Branch Stream Valley, nearly all of the environmental resources and more than half of the mature forest on the Property.

It should be noted that the proposed Mid-County Park includes the Long Branch Stream Valley and the old beaver dam stream corridor that are both identified as Environmental Corridors on the Comprehensive Plan Open Space & Corridors Map.

The 195-Acre Mid-County Park would also add much needed Park Land to the most deficient park type in the County. Table 1 of the Parks, Open Space and Trails Chapter of the Comprehensive Plan identifies Linear Resource-Based (Stream Valley) Parks as the most deficient park type in the County. The addition of the 195-Acre Mid-County Park would increase the Resourced-Based Park Land in the County by 29% (682 acres + 195 acres)/682 acres. This is a major increase in Park Land and a significant positive for the County. Table 1 of the Parks, Open Space and Trails Chapter is provided at figure 4 on page 8.

The Location of the Mid-County Park is also a major positive for the County since the Park is located near the geography center of the County in both the Development and Rural Areas it is easily accessible and convenient to residents of the County living in the Development or Rural Area.

In conclusion, there should be no doubt that the POS land use classification for the 195 acres or 60% of the Property that is located within both the Development and Rural Areas and will be placed within third party conservation easements and dedicated to the County for use as a Natural Protected Open Space and Stream Valley Park to permanently preserve and protect the pristine natural resource known as Long Branch and nearly all of the environmental resources and more than half of the mature forest on the Property is consistent with the purpose, goals and objectives of the Comprehensive Plan.

D. Description of how the proposed Rezoning Application relates to the relevant chapters of the Comprehensive Plan:

1. Land Use:

The Applicant is proposing an unprecedented Estate Home Development of 108 Single Family Detached Estate Homes on one-acre estate lots for an overall project density of one-dwelling unit per 3 acres. The proposed density of one-dwelling unit per 3 acres is less dense than the surrounding development which is developed at a density of 1 home per 2.6 acres as figure 2 on page 2 reveals. The estate homes are surrounded by a 195-Acre Natural Protected Open Space & Stream Valley Park that encompasses 60% of the Property. The open space will be placed with in third party conservation easements and dedicated to the County for use as a Natural Protected Open Space & Stream Valley Park. The open space contains 3 miles of contiguous undisturbed forest, a significant perimeter buffer averaging 700' and provides an unheard of 900' average width undisturbed natural riparian buffer along the 1.6 miles of the Long Branch Stream Valley to protect preserve this valuable and pristine natural resource into perpetuity.

The Mid-County Park & Estate Homes Property is located in both the Development and Rural Areas. The Property straddles Long Branch which is the boundary between the Development and Rural Area. 19.4 acres of the Property is zoned SR-1, is located on the East side of Long Branch within the Development Area and is proposed for dedication to the County as part of the 195-Acre Stream Valley Park. 306.2 acres of the Property is zoned A-1 and is located on the West side of Long Branch within the Rural Area. A portion of the area zoned A-1 is proposed for rezoning to SR-1 for the Estate Home portion of the proposed land use. The Comprehensive Plan land uses for the Property are 244.7 acres AE, 61.5 acres ER and 19.4 acres SRR and the proposed uses are 195 acres or 60% POS and 130.6 acres or 40% Estate Homes on one-acre estate lots. It should be noted that Large Lots of 1-acre and greater are permitted in both the SRR and AE. Large Lots of 3-acres and greater are permitted in the AE in Rural Cluster Developments. Large Lots of 1-acre and greater are permitted in the AE in Family Subdivisions. In addition there are thousands of other Large Lots of 1-acre and greater located in the AE that were subdivided when 1-acre lots were permitted in the A-1 zone, prior to 1998 when portions of the current AE was planned SRR and RR and after 1998 on properties that were zoned for residential densities less than 10-acres prior to 1998.

The proposed land uses for the Mid-County Park and Estate Homes Property are, a 195-Acre Natural Protected Open Space & Stream Valley Park (60% of the Property) and 108 Single Family Detached Estate Homes on one-acre estate lots (40% of the Property) for an overall project density of one-dwelling unit per 3 acres. The proposed area and percentage of the Property proposed for Park dedication is unprecedented and the residential density of one-dwelling unit per 3 acres is:

- lower than the overall density of the surrounding residential development of 1 unit per 2.6 acres as figure 2 on page 2 reveals.
- lower than the recommended density for the SRR of 1 unit per 2.5 acres.

- lower than the density recommended in the Rural Area Study for the Transitional Ribbon of 1 unit per 2 acres.

The 325.6-Acre Mid-County Park & Estate Homes parcel offers the opportunity to add SRR executive housing in an area which is well suited for it from a topography standpoint and it adjoins areas which are currently developed at SRR densities. In addition the current proposal offers the dedication of a 195-acre Linear-Resource Park in an area of the County that the County has projected the need for a future park. If the Mid-County Park & Estate Homes Property develops as by-right 10-acre lots, the County will still get 30 homes, but with no park dedication or proffers to offset the impact. Under the proposed Large Lot Estate Home proposal, the number of units would not exceed 108 units and would produce significant proffers to offset the impact on County services.

As a practical matter, homes on 1 to 5 acre lots do not sell for significantly less than homes on 10 acre lots. It is generally accepted that homes that sell in the range of \$600,000 to \$750,000 are revenue positive for the County. In this context "revenue positive" means these homes generate more real estate tax revenue than they cost the County in services. Therefore, on a purely economic level, not only would the County be losing proffer money and the 195-Acre Park dedication if the property is developed with 10-acre lots by-right, the County would also lose approximately \$3,366 per unit per year or \$363,528 more annual in additional tax revenue for the proposed development over and above the cost for services. In addition, the SRR-style homes offer the type of upscale housing in a setting that is attractive to executives who are making the decisions about where to locate their businesses and executive home are the most deficient house type in the County.

In short, Large Lot Estate Home developments are revenue positive and promote economic development as well as help to offset some of the lower cost housing in the County. The Mid-County SRR is very close to being completely developed. The Mid-County Park & Estate Homes Property adjoins the Mid-County SRR, shares many common features with the Mid-County SRR and offers the opportunity to add a large, 325.6-acre tract to the County's executive housing inventory. In that manner, the County can continue to take advantage of a very attractive, revenue positive, segment of the housing market for which demand remains strong.

Given all of the advantages of Large Lot Estate Home developments, both from an economic standpoint and the opportunity to obtain a 195-Acre Park and environmentally sensitive proffers proposed with the rezoning, it would make sense to maintain a reasonable inventory of executive housing, before the existing inventory is exhausted.

For these reasons we believe the proposed rezoning application is consistent with both the Long Range Land Use chapter and the Rural Preservation Study and our proposed plan for development of the Property sets the "Gold Standard" for Environmental Sensitive Development and Open Space Preservation.

2. Community Design:

The site has been designed in accordance with goals and objectives of the Community Design chapter of the Comprehensive Plan.

The proposed plan for development of the Property clusters lots and roadways along ridgelines on gentle slopes. It avoids disturbance of all streams and wetlands and minimizes the disturbance of all slopes 15% and greater. It maximizes the preservation of the Long Branch Stream Valley by placing Long Branch, all the adjacent wetlands, nearly all of the 25% and greater slopes and most slopes 15 to 25% located along Long Branch within third party conservation easements to ensure the preservation of this pristine natural resource into perpetuity. The proposed plan for development includes a 195-Acre Natural Protected Open Space & Stream Valley Park that encompasses 60% of the Property. The open space will be placed within third party conservation easements and dedicated to the County for use as a Natural Protected Open Space & Stream Valley Park. The open space contains 3 miles of contiguous undisturbed forest, a significant perimeter buffer averaging 700' and provides an unheard of 900' average width undisturbed natural riparian buffer along the 1.6 miles of the Long Branch Stream Valley to protect this valuable and pristine natural resource into perpetuity.

In addition, we are proposing a 100' minimum width tree save area along the perimeter of the Property and 50' wide conservation area along the intermittent streams that will be located on the rear of the lots.

The proposed plan for development of the Property sets the "Gold Standard" for Environmental Sensitive Development and Open Space Preservation and is consistent with the goals of the Community Design chapter of the Comprehensive Plan.

3. Cultural Resources:

A Cultural Resources Assessment and Records Check was performed for the Property. The Records Check recommended that a Phase I Cultural Resource Survey be completed for the Property. A full Phase I Cultural Resource Survey is in progress and will be submitted during the first review of the Application.

4. Economic Development:

The proposed rezoning will allow for the development of up to 108 single family estate homes on the Property in an upscale executive housing community. The existing A-1 zoning would allow 30 homes by-right (unproffered) on 10-acre lots. It is anticipated that based on current values the SRR estate homes would sell in the range of \$600,000 to \$750,000 on average. Development in accordance with the proposed rezoning will result in revenue positive homes meaning the homes would pay more in tax revenue than they cost the County in services. Each revenue positive estate home would pay approximately \$3,366 $((\$700,000 - \$400,000) \times \$1.122/\$100)$ or more per home per year for a total of \$363,528 $(\$3,366 \times 108)$ per year more than they cost the County in services. That's a total of \$363,528 in tax revenue more per year to the County than they cost the County in services.

There is very little difference in value between upscale estate homes on 1 to 5 acre and similar homes on 10-acre lots. It is generally accepted that new homes on either 1 to 5 acre lots or 10-acre lots are revenue positive for the County. Therefore, the development of approximately three times the number of revenue positive homes will bring roughly three times the tax revenue and revenue positive effects to the County as compared to a by-right, 10-acre development of the property.

In addition, the development of 108 estate homes would generate millions of dollars in proffers for a low impact development as opposed to no proffers from 30 homes on 10-acre lots as a by-right development and the addition of a 195-acre Park in the Mid-County Area will also add to the desirability and quality of life in the County. This is highlighted in the Open Space Plan of the Parks, Open Space and Trails chapter which states *“Open Space provides a range of economic, aesthetic, environmental, and recreation benefits to the citizens of a community. Open space enhances property values and attracts businesses, homebuyers, and workers.”* The proposed development is a showcase of high quality environmentally sensitive residential development in the County and would add much needed revenue positive executive housing to housing inventory of the County.

Yes, an executive housing residential development can be considered Economic Development when it brings in approximately \$363,528 more annually in tax revenue than they cost the County in services.

5. Environment:

The proposed plan for development of the Property clusters lots and roadways along ridgelines on gentle slopes and primarily on category I and II soils. It avoids disturbance of all streams and wetlands and minimizes the disturbance of all slopes 15% and greater. It maximizes the preservation of the Long Branch Stream Valley by placing Long Branch, all the adjacent wetlands, nearly all of the 25% and greater slopes and most slopes 15 to 25% located along Long Branch within third party conservation easements to ensure the preservation of this pristine natural resource into perpetuity. The proposed plan for development includes a 195-Acre Natural Protected Open Space & Stream Valley Park that encompasses 60% of the Property. The open space will be placed within third party conservation easements and dedicated to the County for use as a Natural Protected Open Space & Stream Valley Park. The open space contains 3 miles of contiguous undisturbed forest, a significant perimeter buffer averaging 700' and provides an unheard of 900' average width undisturbed natural riparian buffer along the 1.6 miles of the Long Branch Stream Valley to protect this valuable and pristine natural resource into perpetuity.

The proposed plan for development of the Property sets the “Gold Standard” for Environmental Sensitive Development and Open Space Preservation and is clearly consistent with the goals of the Environmental Resource designation.

Significantly more detail on the environmental resources located on the Property and the proposed mitigation measures can be found in the Environmental Constraints Analysis submitted with this application.

6. Fire and Rescue:

The Property is located within the Coles Station #6 service area and will be located within the 4½ minute response time once Classic Springs Drive is extended onto the Property. The specific impacts on demand for fire and rescue services will be addressed via a Level of Service monetary contribution.

7. Housing:

An inventory analysis conducted by the Applicant indicates that over 8,400 acres of Mid-County SRR was remapped AE and lost to the Rural Crescent Area in the 1998 Comprehensive Plan. The Mid-County SRR area has been intended over many years to be a buffer between the Eastern and Western areas of the County with higher densities. The Mid-County area, including the area in which the Mid-County Park & Estate Homes Property is located, has historically permitted lots of 1 to 5 acres for large lot residential developments.

This property and the Delaney tract on the Prince William Parkway are the largest parcels left to be developed in the Mid-County area to supplement the SRR inventory shortage and provide high quality, large wooded lot subdivisions with upscale homes. With the use of proffers limiting clearing and mass grading as well as "on lot" grading, these sites could become the premier subdivisions in the Mid-County area, with no adverse environmental impacts. The Fairfax Rod and Gun Club property is also planned SRR, but it seems unlikely that this site will develop anytime in the near future.

The proposed rezoning would provide the opportunity to achieve additional executive housing for residents of the County in a location well suited for such use.

The proposed rezoning will allow for the development of up to 108 single family estate homes on the Property in an upscale executive housing community. The existing A-1 zoning would allow 30 homes by-right (unproffered) on 10-acre lots. It is anticipated that based on current values the SRR estate homes would sell in the range of \$600,000 to \$750,000 on average. Development in accordance with the proposed rezoning will result in revenue positive homes meaning the homes would pay more in tax revenue than they cost the County in services. Each revenue positive estate home would pay approximately \$3,366 $((\$700,000 - \$400,000) \times \$1.122/\$100)$ or more per home per year or a total of \$363,528 $(\$3,366 \times 108)$ per year more than they cost the County in services. That's a total of \$363,528 in tax revenue more per year to the County than they cost the County in services.

There is very little difference in value between upscale estate homes on 1 to 5 acre and similar homes on 10-acre lots. It is generally accepted that new homes on either 1 to 5 acre lots or 10-acre lots are revenue positive for the County. Therefore, the development of approximately three times the number of revenue positive homes will bring roughly three times the tax revenue and revenue positive effects to the County as compared to a by-right, 10-acre development of the property.

In addition, the development of 108 estate homes would generate millions of dollars in proffers for a low impact development as opposed to no proffers from 30 homes on

10-acre lots as a by-right development and the addition of a 195-acre Park in the Mid-County Area will also add to the desirability and quality of life in the County. This is highlighted in the Open Space Plan of the Parks, Open Space and Trails chapter which states *“Open Space provides a range of economic, aesthetic, environmental, and recreation benefits to the citizens of a community. Open space enhances property values and attracts businesses, homebuyers, and workers.”* The proposed development is a showcase of high quality environmentally sensitive residential development in the County and would add much needed revenue positive executive housing to housing inventor of the County.

Yes, an executive housing residential development can be considered Economic Development when it brings in approximately \$363,528 more annually in tax revenue than they cost the County in services.

8. Libraries:

This Property is served by the Chinn Center Regional Library and the Independent Hill Neighborhood Library. The proposed Rezoning Application will not adversely affect the Library Chapter of the Comprehensive Plan. Any impacts to the provision of library services will be addressed via a Level of Service monetary contribution.

9. Parks, Open Space and Trails:

A central component of this rezoning is the planning, development and dedication of a 195-Acre Natural Protected Open Space & Stream Valley Park. The proposed use of 195-acres or 60% of the Property that is located within both the Development and Rural Areas as a Natural Protected Open Space and Stream Valley Park that will be placed within third party conservation easements and dedicated to the County for a public park with a natural surface trail system is consistent with the Linear-Resource Park Plan, the Open Space Plan and the Trails Plan of the Parks, Open Space and Trails chapter of the Comprehensive Plan. The 195-Acre Natural Protected Open Space & Stream Valley Park will permanently protect Open Space, the Long Branch Stream Valley, nearly all of the environmental resources and more than half of the mature forest on the Property.

In addition the proposed Mid-County Park & Estate Homes Property is identified as a Projected Park on Figure 1 of the Parks, Open Space and Trails Chapter of the Comprehensive Plan. Figure 1 of the Parks, Open Space and Trails Chapter is provided at figure 3 on page 7.

The 195-Acre Mid-County Park would also add much needed Park Land to the most deficient park type in the County. Table 1 of the Parks, Open Space and Trails Chapter of the Comprehensive Plan identifies Linear Resource-Based (Stream Valley) Parks as the most deficient park type in the County. The addition of the 195-Acre Mid-County Park would increase the Resourced-Based Park Land in the County by 29% (682 acres + 195 acres)/682 acres. This is a major increase in Park Land and a significant positive for the County. Table 1 of the Parks, Open Space and Trails Chapter is provided at figure 4 on page 8.

The Location of the Mid-County Park is also a major positive for the County since the Park is located near the geography center of the County in both the Development and Rural Areas it is easily accessible and convenient to residents of the County living in the Development or Rural Area.

The Linear-Resource or Stream Valley Park will contain over 8,500' or 1.6 miles of the Long Branch Stream Valley along with the maturely forested steep slopes on both sides of Long Branch. The primary use of the Park will be Protected Open Space with natural surface trails to preserve and provide public access to the environmental resources along the Long Branch Stream Valley. A small portion of the park may be improved to include neighborhood park elements such as picnic areas, pavilions, play grounds, open play areas, and the supporting infrastructure for the park and estate homes as well as a possible nature center.

The Park will be accessible to pedestrians in the neighboring subdivisions of Woodbine Woods, Landview Estates, Classic Hollow, Classic Lakes and Classic Springs via pedestrian access points in their subdivisions. The Mid-County Park will be accessible to pedestrians from the cul-de-sac at the end of Counselor Road, Honeysuckle Road and Classic Lakes Way and via the existing 52' right-of-way near the end of Marie Drive and along the Classic Springs Drive right-of-way.

In summary, there should be no doubt that the POS land use classification for the 195 acres or 60% of the Property that is located within both the Development and Rural Areas and will be placed within third party conservation easements and dedicated to the County for use as a Natural Protected Open Space and Stream Valley Park to permanently preserve and protect the pristine natural resource known as Long Branch and nearly all of the environmental resources and more than half of the mature forest on the Property is consistent with the purpose, goals and objectives of the Comprehensive Plan.

The Level of Service standards for Parks, Open Space and Trails for the proposed development will be satisfied via dedication of the Mid-County Park to Prince William County.

10. Police:

The proposed rezoning will have minimal adverse impacts on police services.

11. Potable Water:

The proposed development will be served by private wells on each lot.

12. Sanitary Sewer:

The proposed development will be served by public sewer. The low pressure forcemain will be extended from the adjacent Classic Hollow subdivision.

13. Schools:

The current A-1 zoning of the Property will allow the residential development of 30 single family residential units by-right. This will generate a maximum of 20 school aged children. The proposed residential development of 108 single-family residential units will generate a maximum of 71 school aged children. This is an increase of 51 school aged children over the by-right development. The breakdown in students is 23 elementary school students, 12 middle school students and 16 high school students. The proposed development is located within the Nokesville Elementary and Middle School and Brentsville High School boundaries. The Nokesville Elementary and Middle School and Brentsville High School are currently operating under capacity and have sufficient space in school years 2017-18 and 2018-19 for the students generated by the proposed development. Since the schools serving the proposed development are under capacity and the proposed student generation is low the proposed development will have minimal impacts on schools. In addition the specific impacts on demand for school services will be addressed via a Level of Service monetary contribution.

14. Telecommunications:

The proposed development will have no effect on the provision of telecommunication facilities within the County.

15. Transportation:

The Property will be accessed only and exclusively through the Development Area via Classic Springs Drive and Canova Drive to Dumfries Road, route 234 as depicted on the vicinity map provided below.

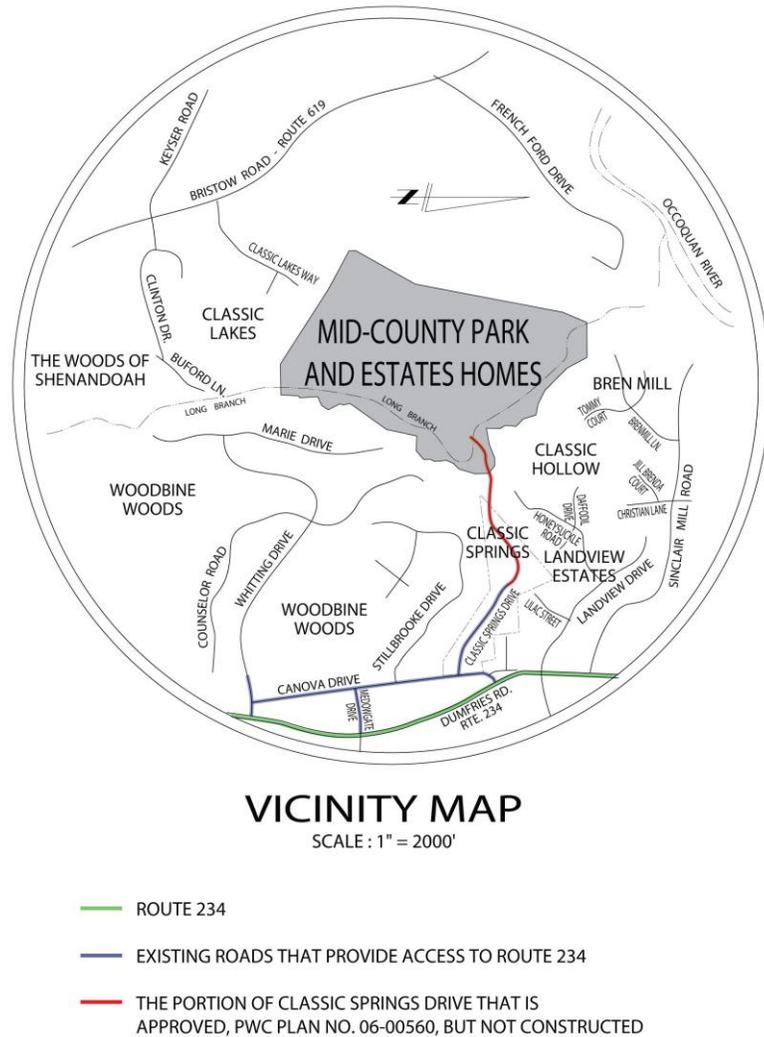


Figure 5 – Vicinity Map and Access Plan

The projected vehicle counts for Classic Springs Drive for the existing and proposed development is 1,464 VPD (((32 lots in Classic Springs + 108 estate home lots) x 10.1 VPD per lot) + 50 VPD from the Park). Classic Springs Drive is designed to meet the design criteria for a RM-1 category IV roadway which is designed to serve 2,000 VPD. The proposed development is anticipated to have minimal impact on the Level of Service of Classic Springs Drive, Canova Drive and the three access points from Canova Drive onto Dumfries Road, route 234. The Applicant will submit a Traffic Impact Analysis (TIA) as a supplement to this Application to verify that the three existing intersections along Dumfries Road has sufficient capacity for the proposed development. The TIA will be submitted in late September to allow traffic counts to be taken after Prince William County Schools are back in session. No vehicle access for any purpose is proposed from the Rural Area.

E. History of the Mid-County SRR:

1. Background. Shortly before the adoption of the 1998 Comprehensive Plan, a sweeping change to the Long-Range Land Use Plan Map was proposed with the creation of the "Rural Crescent". Not surprisingly, this attracted a lot of attention and public discussion from both advocates and opponents of the Rural Crescent. However, what may have gone relatively unnoticed at the time, was a significant shift in the boundary of the Semi-Rural Residential (SRR) land use designation in the Independent Hill area where the boundary was moved 1½ to 3 miles to the east significantly reducing the size of the Mid-County SRR by more than 8,400 acres. The prior western boundary of the Mid-County SRR, generally followed Cedar Run northward to Broad Run and then followed Broad Run northward to the Manassas Airport. As figure 6 below shows, prior to the adoption of the 1998 Comprehensive Plan the Mid-County Park & Estate Homes Property was located towards the center of the Mid-County SRR.

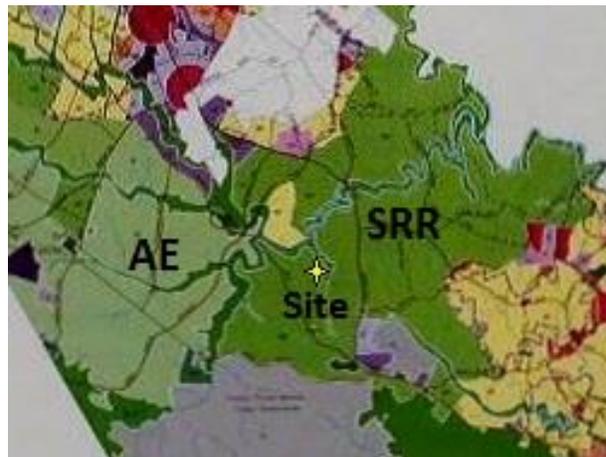


Figure 6 – Mid-County SRR Prior to 1998

Following the adoption of the 1998 Comprehensive Plan Mid-County Park & Estate Homes Property was mapped Agricultural or Estate (AE) and was located just outside and along the Mid-County SRR boundary. In addition to figure 6 above we have included four Land Use Policy Maps, figures 7, 8, 9 & 10, detailing the County's long history in Land Use Policy allowing the development of 1 to 5 acre lots in the area around the Mid-County Park & Estate Homes Property. Figures 7, 8 & 9 are copies of the 1991, 1985 and 1982 Long-Range Land Use Plans with the Mid-County Park & Estate Homes Property annotated on each plan. Figure 10 is a copy of the County's Land Development Policy Map prior to the adoption of the first Comprehensive Plan and prior to the creation of the SRR land use designation. At that time the entire central portion of the County was planned agricultural, zoned A-1 and the minimum by-right single family residential lot size within the A-1 zoning district was 1 acre. Not surprisingly, a significant portion of the area surrounding the Mid-County Park & Estate Homes Property has developed with 1 to 5 acre lots in a Semi-Rural (1 to 5-acre lot) development pattern that is more consistent with the Mid-County SRR area to the east than it is with the agricultural areas of the Rural Crescent to the west.

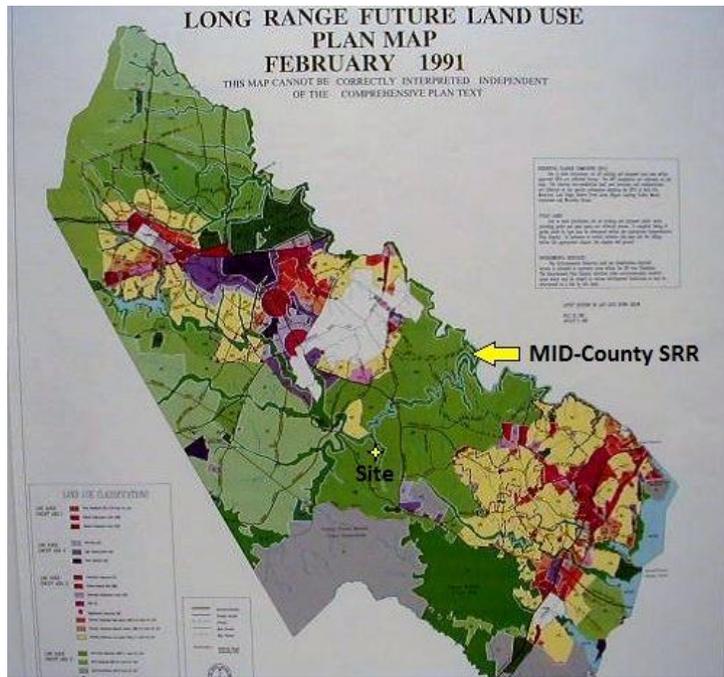


Figure 7 – 1991 Long-Range Land Use Plan Map

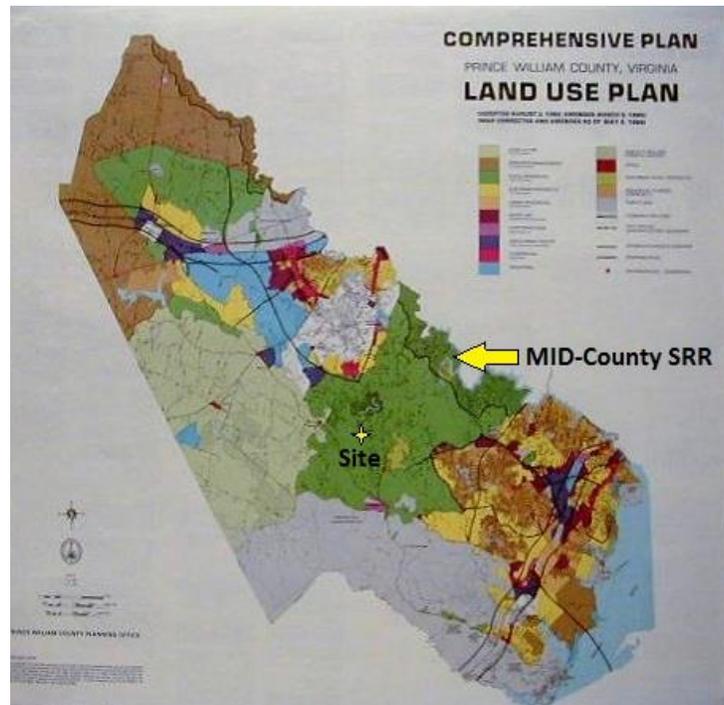


Figure 8 – 1985 Long-Range Land Use Plan

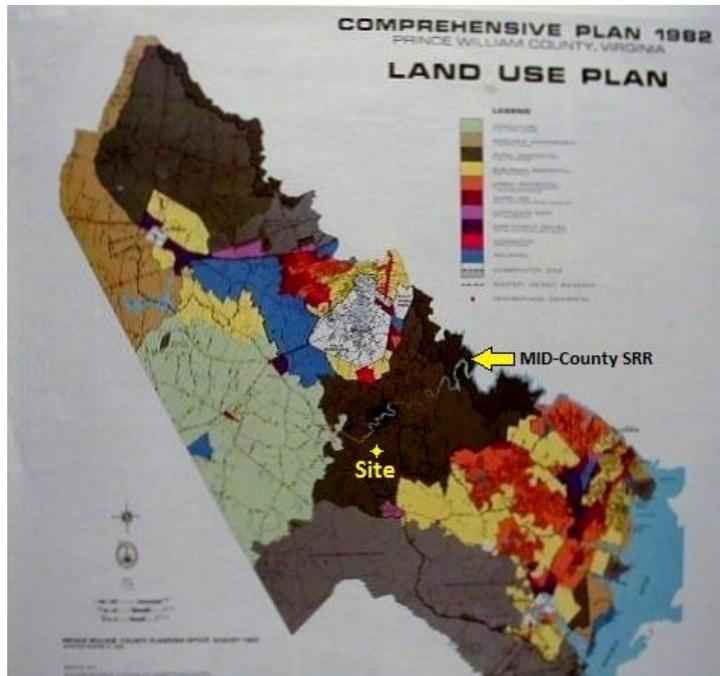


Figure 9 – 1982 Long-Range Land Use Plan

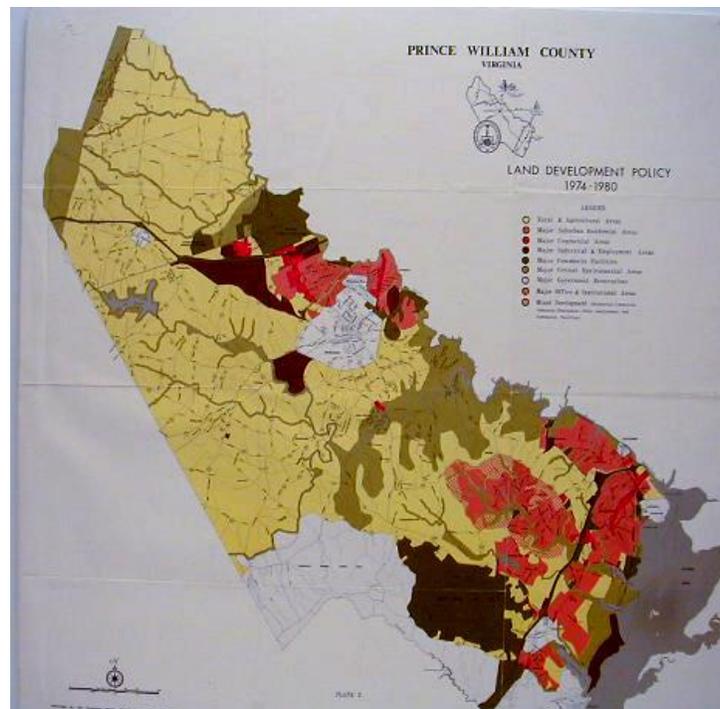


Figure 10 – Land Use Policy Map Prior to Adoption of the First Comprehensive Plan

As pie chart provided in figure 11 below shows and as the Application Analysis Map that was submitted with the 2006 CPA request revealed, the eastward shift of the SRR boundary down planned over 8,400 acres from SRR to AE in an area of the County previously developed with nearly half of its area in a Semi-Rural (1 to 5-acre lot) development pattern. In-fact the average lot size in the entire 8,400 acres down planned AE is around 3.2 acres.

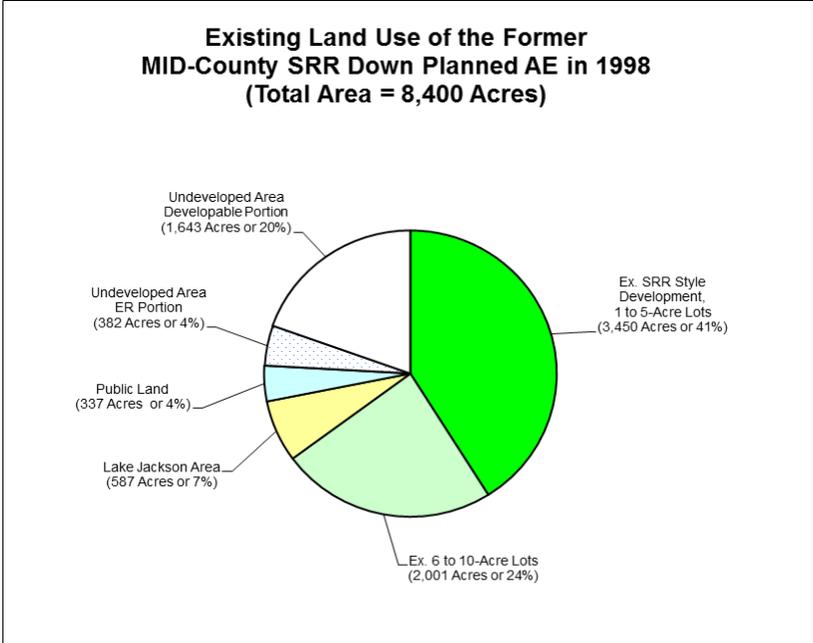


Figure 11 – Existing Land Use of the Former Mid-County SRR

In addition, if one looks at a current, large scale Comprehensive Plan map with the individual parcel lines on the map it is relatively clear that the pre-1998 Mid-County SRR area to the east of Cedar Run and Broad Run has development patterns which are more similar to the Mid-County SRR area, than they are to the Nokesville Rural Crescent area to the west, which still contains a number of large undeveloped tracts and farm parcels. Mid-County Park & Estate Homes Property, being located on the easternmost edge of the 8,400 acres adjoining the SRR land use designation, is far more consistent in character with the Mid-County SRR properties to the east than it is to the level, open agriculture areas to the west. As a result, we are requesting that the SRR land use designation be restored to 128 acres or 40% of the 325.6-acre parcel and that the remaining 195 acres of the Property be remapped to Parks & Open Space (POS) for use as a Mid-County Linear-Resource or Stream Valley Park.

- 2. Rapidly Diminishing SRR Property.
 - a. One of the primary justifications in the 1998 Comprehensive Plan for creating the Rural Crescent was the following statement that was given in both the Introduction and in the Long-Range Land Use Plan on pages INTRO-3 and LU-10, respectively; *"Sufficient vacant and underdeveloped land exists outside the Rural Area that the Rural Area is not needed to accommodate further residential growth for the next 20 years."* Interesting enough this language no longer exists in the Comprehensive Plan and it was the primary justification for the creation of the Rural Crescent. An excerpt of the INTRO-3 page of the

1998 Comprehensive Plan is provided below in figure 12 below. The theory at the time was that the Rural Crescent was intended to be a holding pattern for the future and that development was to be directed to the "Development Area" of the County. However, if one reviews a large scale Comprehensive Plan map (with parcels shown) of the Mid-County SRR area, it is readily apparent that there is almost no undeveloped SRR land remaining in the Mid-County SRR area. As a comparison we have included a copy of an existing land use map of the Mid-County area in 1996 that shows what the development patterns looked like prior to the adoption of the 1998 Comprehensive Plan. The 1996 Land Use Map also shows the logic behind reducing or compressing the size of the Development Area to encourage *"infill of the Development Area to maximize the opportunities to provide public services in a cost-efficient manner."* However, residential development in the County has occurred at a much faster pace than was estimated in the 1998 Comprehensive plan. It is fairly obvious that because of the rapid economic expansion and population growth in Prince William County in the 18 years since the adoption of the 1998 Comprehensive Plan that the "Development Area" will probably not provide the needed inventory of executive housing for the next 20 years.

The Development Area is that portion of Prince William County that has already been developed or is expected to be developed at residential densities substantially greater than those in the remainder of the County. It also contains established commercial, office, and industrial areas, as well as undeveloped or underdeveloped land expected to meet the County's projected growth, both residential and tax base-enhancing economic activities. The Development Area is divided into urban and suburban sub-areas. The Comprehensive Plan encourages infill of the Development Area, to maximize the opportunities to provide public services in a cost-efficient manner and to provide an environmentally sound development pattern. Both public water and sewer would be provided in the Development Area.

The Rural Area is that portion of Prince William County containing agricultural, open space, forestry, and large-lot residential land uses, as well as two federal parks. Large-lot residential clusters, providing large tracts of permanent open space, is an alternative residential pattern permitted in the Rural Area. The Rural Area designation helps preserve the County's agricultural economy and resources, the quality of the groundwater supply, and the present open space and rural character. Sufficient vacant and underdeveloped land exists outside the Rural Area that the Rural Area is not needed to accommodate further residential growth for the next 20 years. The Rural Area may be served by public water facilities but not by public sewer facilities, except under the emergency conditions identified in the Sewer Plan or to serve specific public facilities. Designation of the Rural Area and application of the development goals, policies, and action strategies for it are intended to help avoid the negative economic, social, and environmental characteristics of sprawl development.

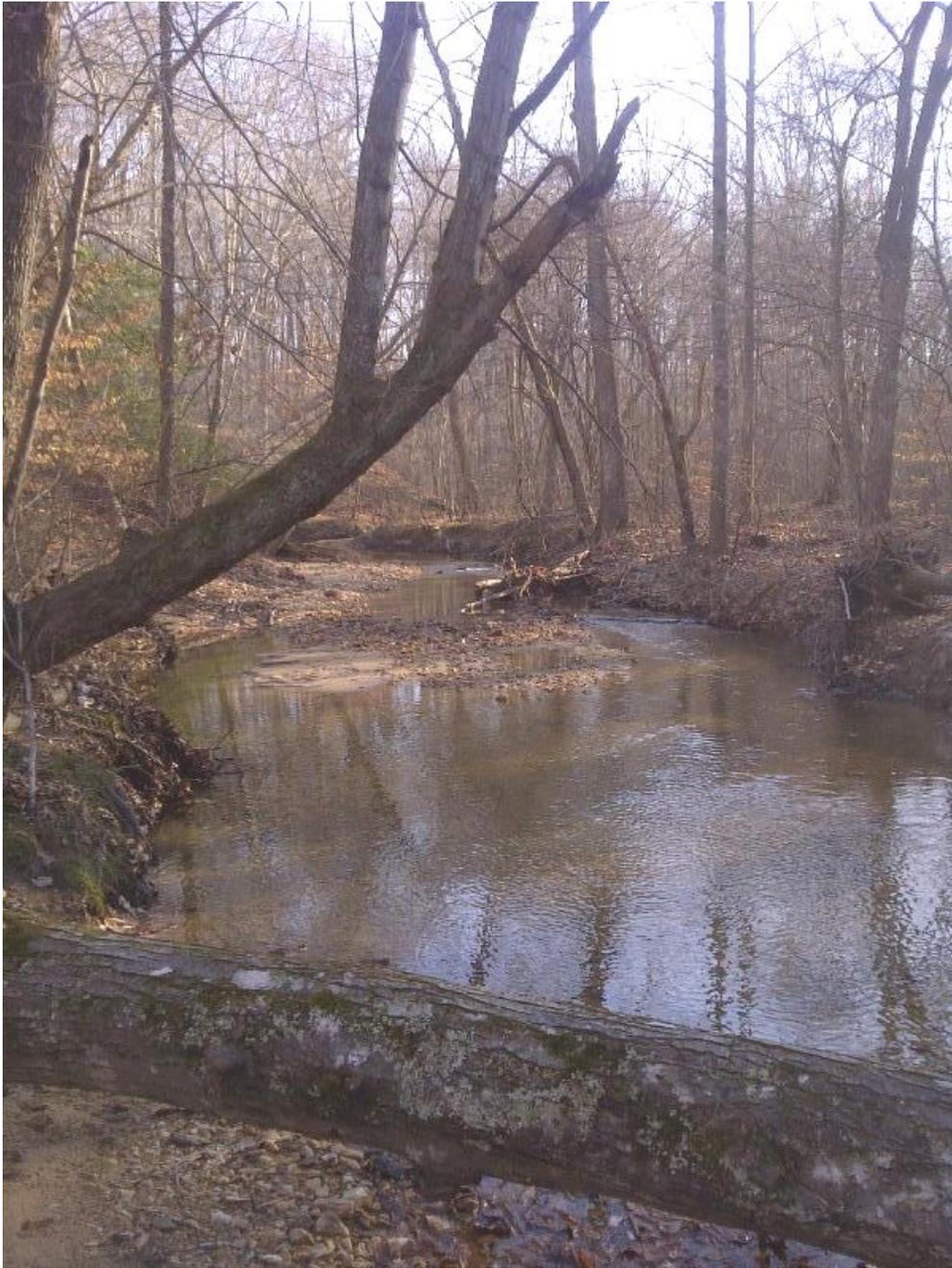
BACKGROUND

In March 1996, the Prince William Board of County Supervisors appointed a 24-member task force to review the 1990 Comprehensive Plan and recommend to the

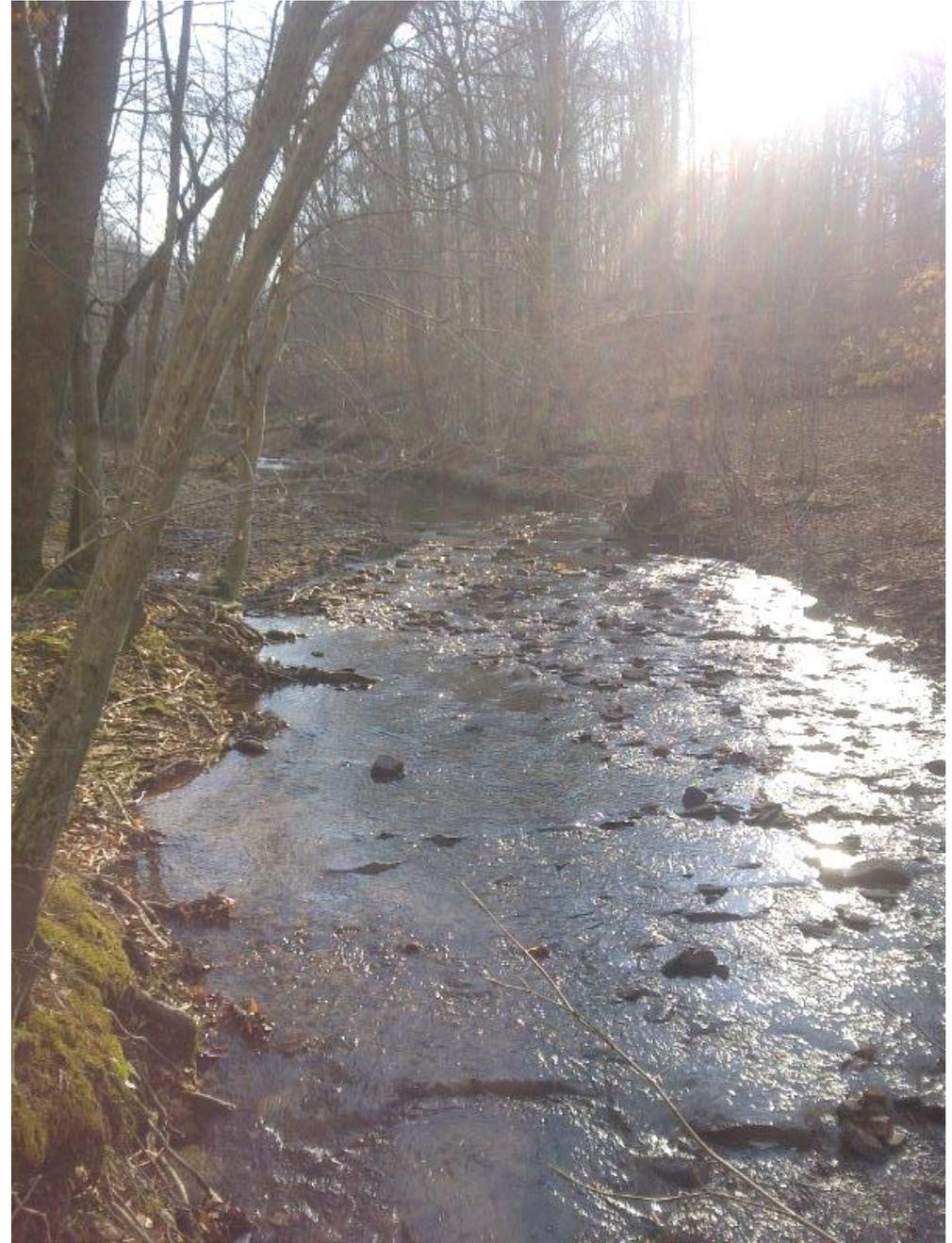
Figure 12 – Excerpt of the INTRO-3 Page of the 1998 Comprehensive Plan

- b. The result of the lack of available SRR land is that we are seeing the rapid consumption of the AE property in 10-acre lots. The owners of Mid-County Park & Estate Homes Property have already converted 878 acres to by-right 10-acre lot development in this area of the County; 144 acres at Classic Lakes and 734 acres at Liberty Oaks. Clearly the remaining 325.6-acres of the Mid-County Park & Estate Homes Property could be developed with by-right 10-acre lots but that would be a huge loss of the last opportunity to significantly add to the SRR inventory in the Mid-County area and the County would also lose the opportunity to acquire a 195-acre Linear-Resource Park in the Mid-County area.
3. Character of the Land. The character of the land comprising Mid-County Park & Estate Homes Property is clearly not agricultural land and is more similar to the Mid-County SRR area in that it has uneven, rolling and often steep topography, the entire parcel is heavily wooded and for these reasons the Property is not conducive to farming. The soil types on the Property are more similar to the Mid-County SRR properties with respect to percolation, therefore allowing wider use of drainfields, whereas the western areas of the County to the west of Cedar Run, contain soils which are far less conducive to drainfields. The areas west of Cedar Run are characterized in many cases by open farm land with relatively flat topography and less suitable soils for drainfields.

As figure 2 on page 2 above reveals, it is relatively easy to look at the existing development that surrounds the Property to see that the majority of the development is zoned for or developed with Semi-Rural (1 to 5-acre lot) SRR-style development. In short, the Mid-County Park & Estate Homes Property is far more comparable to the Mid-County SRR than it is to the truly rural parcels west of Cedar Run. In fact, most of the surrounding properties have already been developed with or are zoned (pre-1998) for SRR-Style development.



Figures 13 & 14 – Long Branch Photos 19 & 28



Figures 15 & 16 – Long Branch Photos 13 & 16

