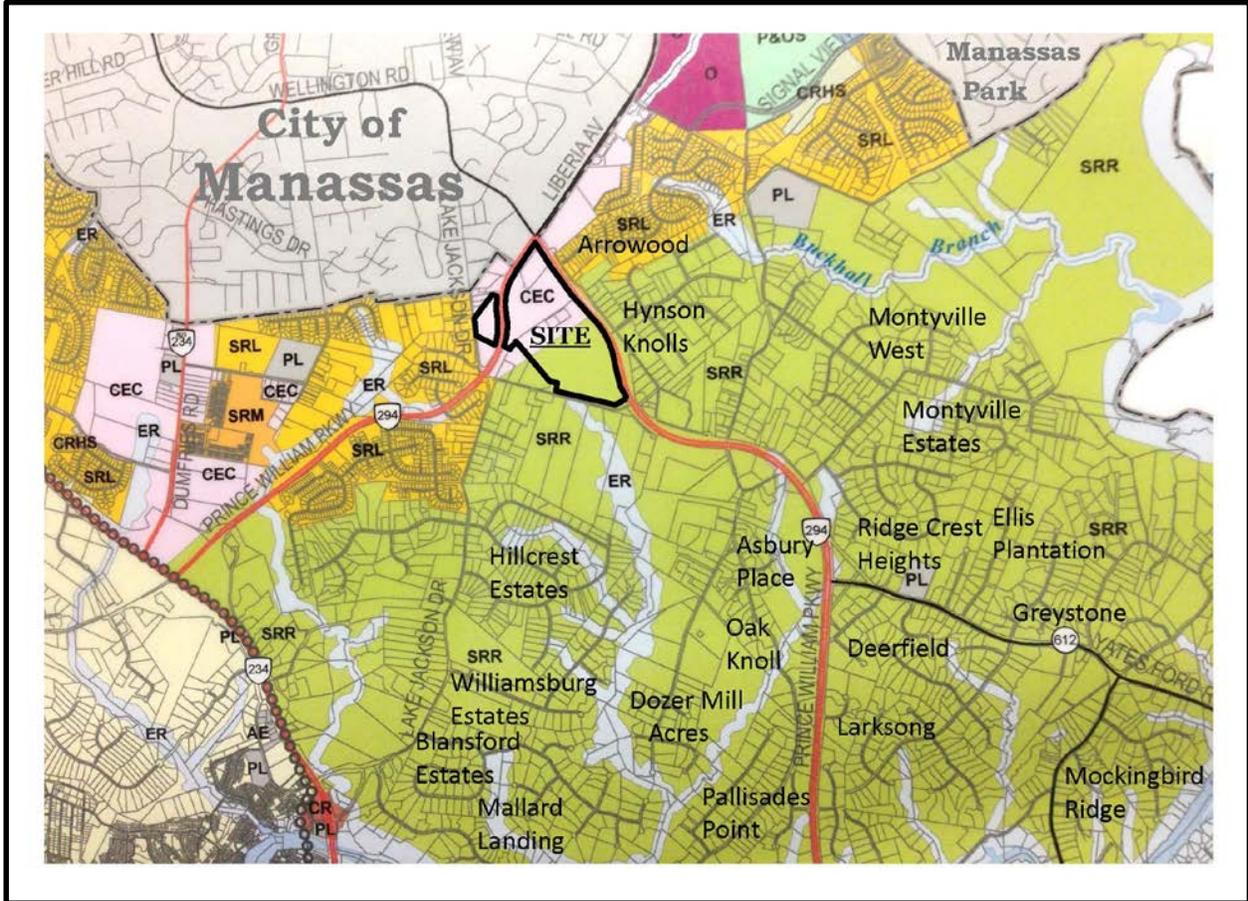


Comprehensive Plan Amendment Initiation Request

Stanley Martin Companies, LLC

January 8, 2016



Kline Property

100.35 acres

EXISTING: CEC, Community Employment Center (55 acres +/-)

SRR, Semi-Rural Residential (45 acres +/-)

PROPOSED: Community Employment Center (100.35 acres)

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Comprehensive Plan Amendment Initiation Request

Kline Property

January 8, 2015

Overview

The subject proposal involves an assemblage parcels in a transitional area of the county that is adjacent to the City of Manassas. The total area of the assemblage is 100.35 acres. Except for the subject property, the area is characterized by strip commercial development and suburban residential development.¹ The present Comprehensive Plan designations for the property are CEC Community Employment Center and Semi-Rural Residential. The justification for reconsidering the present land use designations are:

1. The development in the corridor within the County and in the City of Manassas has resulted in a significant change in character and circumstances and therefore the existing plan designations are no longer appropriate.
2. The CEC designation at this location was based on the land use designation options available in the Comprehensive Plan in 1990. Additional land use tools are available in the current Comprehensive Plan.
3. The boundary of the CEC extends commercial development much further along the south side of Prince William Parkway than is consistent with the nonresidential and residential land use designations on the opposite side of Prince William Parkway (Note: Arrowwood and Hynson Knolls communities).
4. The SRR designation abutting CEC designation on the same property does not allow for an appropriate transition of allowable uses and dwelling unit types between the high intensity uses intended by the high intensity of development allowed in the CEC and low intensity SRR. Transitions could be better addressed by planning the entire property as a single mixed use project, utilizing Smart Growth strategies, and addressing the physical features of the property and the existing surrounding land uses.

Land Use

The subject property consists of approximately 100 acres located adjacent to the City of Manassas, southeast of the intersection of Prince William Parkway and Liberia Avenue. Liberia Avenue is the dividing line between the City of Manassas and Prince William County for a little more than a mile extending from Prince William Parkway to Quarry Road. Numerous strip commercial uses have developed along Liberia Avenue during the past 12 years. At the time that the Comprehensive Plan land uses were assigned to the subject property, there was very little development along Liberia Avenue. The total commercial area in the county and city in this corridor is approximately 140 acres and 1 ½ million square feet of retail and office building area.

¹ The Comprehensive Plan defines Suburban Residential for development as 1 to 4 dwellings per acre, and Semi-Rural Residential as having an average density of 2 ½ acres per dwelling unit (0.4 dwelling units per acre). Much of the surrounding zoning is A-1 Agricultural, but the lots were recorded at a time when the minimum lot size in A-1 zoning district was 1 acre.

The majority of the Liberia corridor is zoned and developed for general retail uses. The portion of the subject property that is planned Community Employment Center will function as an extension of the commercial corridor along Liberia Avenue. The vacancy rate in the corridor implies that it is “overbuilt”. The depth of the Liberia Commercial corridor is approximately 400 feet. The portion of the subject property that is designated Community Employment Center is 55 acres which suggests increasing the commercial land area in the corridor by an additional 39% and adding as much as 1.4 million square feet of commercial uses as up to almost 500 apartments to the corridor which is already experiencing a high vacancy rate. The depth of the CEC from Liberia Avenue is 1,880 feet, almost four times the depth of commercial corridor to the north. This means that 1,400 feet of frontage along Prince William Parkway opposite from the Arrowwood and Hynson Knolls residential communities, is planned for commercial development.

Arrowwood is zoned R-4 and is developed in accordance with 10,000 square feet minimum lot size requirements (which is slightly less than one quarter acre). Hynson Knolls is a community that was developed when the county allowed 1 acre lots in the A-1 Agricultural zoning district. Although the Comprehensive Plan land use designation of this community, Semi-Rural Residential would require an average lot size of 2 ½ acres, the majority of the lots are less than the 2 ½ acres. In fact, there are numerous 1 acre lots and residential developments to the south of the subject property. These include subdivisions such as Hillcrest Estates, Woodland Meadows and many other lots that were individually recorded when the minimum lot size was 1 acre in the A-1 zoning district and prior to the Comprehensive Plan designating the area as Semi-Rural Residential.

Much of the southern boundary of the property adjoins Buckhall Road. Five of the eight lots adjacent to the southern boundary are greater than 2 ½ acres, but only 4 (which are located on the south side of Buckhall Road) meet the 10 acres minimum lot size requirements of the A-1 zoning. However, as noted earlier, Hillcrest Estates is a very significant development on 1 plus acre lots and there are many other 1 acre lots along Lake Jackson Drive.

The Applicant proposes evaluating the 100 acre property as a Center of Community which calls for many of the same considerations as a CEC but allows greater flexibility to consider transitioning across the property, and encourages clustering and mixture of uses at intensities that are more consistent with the surrounding land uses. The Center of Community designation would allow the Applicant to prepare a rezoning proposal based on Smart Growth strategies outlined in the Comprehensive Plan and provide a more integrated development plan.

Transportation

No changes to the transportation network is proposed in the Comprehensive Plan, Thoroughfare Plan in this area. A trip generation analysis is provided but the mixture of uses proposed are for illustrative purposes. The final mix of uses are anticipated in the rezoning application if the requested CPA is initiated. A Traffic Impact Analysis will be provided with the rezoning application that will accompany the Comprehensive Plan Amendment.

The subject proposal will allow greater integration of the residential and nonresidential uses promoted by the Comprehensive Plan Land Use chapter. The existing CEC allows that up to 25% of the area can be single-family attached (townhouses) or multi-family at densities of 6 to 12 dwelling units per acre. SRR suggests densities of 1 to 5 acres per dwelling unit with an average of 0.4 dwellings per acre. The residential density allowed in the CEC is 15 to 30 times the intensity allowed in the SRR. The traffic generation analysis assumes the maximum number of dwelling units permitted by the CEC floor area ratio and assumes nonresidential absorption given the demand for office at this location in the foreseeable future.

Access from the subject property to the surrounding transportation infrastructure was designed anticipating the high intensity commercial and residential uses at the eastern end of the property in the CEC. However, the Prince William Parkway is an arterial roadway conducting “pass through” traffic by the property. The intensity of development proposed by the proposed Comprehensive Plan Amendment would not negatively impact the capacity of surrounding transportation network. The proposed Center of Community will allow greater ability to link the internal streets throughout the development and reduce overall impacts on Prince William County roads when compared to the existing Comprehensive Plan designation.

Community Design

Additional design information would be developed in the rezoning application that would accompany the Comprehensive Plan Amendment. The goal for the design would be to provide compact, energy efficient buildings that take into consideration the natural environment as well as the built environment and surrounding community.

Cultural Resources

A Cultural Resource Assessment and Record Check was conducted and the form is attached for reference. The subject property is not included in the Historic or Pre-Historic Sensitivity Areas and there are no Cultural Resources mapped on the property. Historic maps for the county indicate the locations of several houses and structures on the property that are over 50 years old and therefore the site is characterized as having moderate to high potential for finding archaeological sites or historic structures. A Phase I Cultural Resource Survey will be provided with the rezoning application for the property.

Schools

The CEC portion of the property could yield residential units equal to 25% of the total CEC. The acreage and building area yield suggested by the CEC designation could result in several hundred townhouses and apartments. The Center of Community designation would be an opportunity to define the residential impacts and provide a carefully planned mixture of uses that will address school capacity and demand.

Water and Sewer

Public water and public sewer are available to the site and are required by county development standards. The cost of providing these services would be borne by the Applicant.

Environment

The subject site will be evaluated in accordance with requirements for an Environmental Constraints Analysis which will be submitted with the rezoning application to accompany the Comprehensive Plan Amendment. The site does not appear to include any perennial streams or significant areas of slopes of 25% or more. The majority of the property has been used for agricultural purposes and so there are few significant tree stands. Fence rows include a mixture of Eastern Red Cedars, Locust and shrubby plant material. Soils on the property are typical of the area and are not anticipated to present any particular difficulties for site development.

Economic Development

The present Long Range Land Use designation for a little over half of the property calls for a mixture of commercial and residential uses. The subject proposal includes 55 acres that are planned Community Employment Center (CEC). The CEC is permitted to include 25% residential (townhouses or apartments) at 6 to 12 dwelling units per acre. The existing Long Range Land Use classification also suggests a Semi-Rural Residential development immediately adjacent to the more urban mixed uses suggested in the CEC. The proposed land use designation would allow the consolidation of the entire property into a single planning unit that will be analyzed and coordinated through a Comprehensive Plan Amendment and Rezoning for the entire property. The result will be an integrated plan including more sustainable uses and a variety of housing opportunities and choices.

Fire and Rescue

The subject property is located in the First Due area of the Buckhall Fire and Rescue Station (Station 16). Station 16 is 1 ½ miles from the subject property.

Library

Central Library is the closest library and is approximately 2 ½ miles from the subject property.

Police

The site is less than 5 miles from the Western District Command Center. There are no mapped satellite field offices in this area of the county. The proposed development would not include buildings or structures that would interfere with Police Communications. Designs would include CPTED strategies.

Housing

The frontage of the existing CEC would likely be perceived as having a negative impact on Arrowwood and Hynson Knolls. The existing CEC designation and abutting SRR designation would result in two communities with very different characteristics that would likely be separated by extensive buffering. The proposed Center of Community re-designation would encourage the integration of uses across the entire property and allow greater use of Smart Growth strategies resulting in a more sustainable design and reduce the visual impacts on the surrounding residential properties.