

Subject Parcel GPINs: 7994-70-7727

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7994-70-7727	6400 PRINCE WILLIAM PKWY	WOODBIDGE, VA 22192	BANKHEAD THORNTON DAVIES, CO-EXECUTOR OF THE ESTATE OF PERCIVAL ASHBY LEWIS, JR. (DECEASED)	C/O Compton Law Office	9315 Grant Avenue

KINGS CREST
GPIN NO. 7994-70-7727
APPLICANT'S WRITTEN STATEMENT
AUGUST 30, 2021

- A. Request. This is a request to rezone approximately 81.65 acres of vacant infill land from A-1 to SR-1, to permit a new community of up to 39 homes in a single-family dwelling development. This new community will be similar in character, semi-rural lot size and street section as the abutting Hunter's Ridge community. The overall density of Kings Crest will be 2.09 acres per lot, which is less dense than the abutting Hunter's Ridge community (1.5 acres per lot) and the abutting Spring Lake Estates community (1.8 acres per lot). The surrounding development pattern is to transition to lower densities to the northwest and southwest. The Kings Crest density of 2.09 acres per lot continues and fits in with the surrounding development pattern and its density transitions. The attached *Existing Contextual Exhibit* shows the location and infill nature of the Application Property.
- B. Property Location/Surrounding Land Use/Community Design. The Property is located to the southeast of the Occoquan River along the Prince William Parkway. Access to the property is provided via Fingerlake Way to the north of the Parkway, and via Coloriver Road and Running Brook Road to the south of the Parkway. These neighborhood roads were designed and constructed in anticipation of the precise density and character of development proposed in this application. The attached *Kings Crest Subdivision Contextual Exhibit* shows the uniform development pattern of the area after buildout of the new community. As proffered, the Property is proposed to be developed in substantial accordance with the Generalized Development Plan (GDP), with the provision for revisions to the lot/open space layout and road and trail connections, based on final engineering considerations. A detailed plan is proposed, which provides a functional, cohesive development that is sensitive to the surrounding area context. As proffered by the Applicant, an HOA shall be created for the community to be responsible for the following:
- Maintain the Open Space Parcels;

- Provide required maintenance of the stormwater management ponds;
- Maintain Entrance Monument(s) and landscaping; and
- Oversee implementation of the covenants, conditions, and restrictions.

C. Comprehensive Plan/Land Use. The Property is designated SRR, Semi-Rural, Residential, and ER, Environmental Resource. The proposed SR-1 zoning district: (1) implements the SRR Designation, (2) is proffered to be within the Plan's Infill density range (Land Use Policies 15, 15.1, 15.2 and 15.3), and (3) protects, in perpetuity, the sensitive environmental resources including tree canopy within the ER designated area. The proposed residential density of one dwelling unit per 2.09 acres is within the density range of 1 du/1-5 acres for the SRR designation identified in the Comprehensive Plan, and is lower than the densities of the abutting subdivisions. The proposed development is broken down into two sections. The section of the Property located north of the Parkway has an overall density of approximately 1 dwelling per 2.2 acres. The section located south of the Parkway has a slightly higher density (1 du per 1.8 ac.) due to the fact that it continues the highest density section of Hunter's Ridge (1 du per 1.5 ac.). See, the attached *Kings Crest Density Exhibit*.

D. Zoning. The SR-1 conventional lot zoning district is the primary district used to implement the SRR Plan Designation.

E. Environment. The Applicant has proffered a monetary contribution of \$75/acre for water quality monitoring, stream restoration projects and/or drainage improvements. The Property contains a Resource Protection Area with wetlands, as well as: head waters of Cock Pen Branch and Turkey Branch to the south. The RPA and additional non-RPA land will be protected and preserved within the 24+ acres of protected natural open space areas (see proffers #4.2, 4.3, 4.4). Stormwater management quality control will be accommodated through on-site facilities and undisturbed natural area credits. Best management practices (BMPs) will be provided on-site. The Applicant has proffered to submit, at plan review, on-site Low Impact Development (LID) techniques to meet a portion of the quality stormwater requirements. Tree preservation and reforestation

proffers have been submitted in order to sustain mature tree cover (see proffers 4.7, 5.1, 5.2 and 5.3). In the post-development buildout condition, only 13 of the 81 project acres will become impervious, leaving approximately 68 acres remaining pervious. There are no concrete sidewalks, curbs or gutters to increase stormwater run-off velocity and erosion. The semi-rural street section utilizes open-swale grass and stone ditches rather than enclosed pipe systems. The most significant and healthy specimen trees will be preserved, including a large American Beech and a large Pignut Hickory, as well as Northern Red Oaks.

- F. Level of Service (LOS): This rezoning proposal is subject to the proffer legislation contained in Virginia State Code Section 15.2-2303.4. The Applicant has submitted signed proffers and a SB 549 Justification Narrative. Pursuant to Virginia State Code Section 15.2-2303.4(D)(1), the Applicant has provided signed proffers with the application submission package, which indicates that the Applicant deems the proffers to be reasonable and appropriate. The LOS/Capital Facilities impacts arising from this rezoning request are mitigated by the monetary proffers provided by the Applicant, as follows:

Affordable Housing	\$500 per residential dwelling unit.	\$500 x 39 DUs =	\$19,500
Water Quality	\$75.00 per acre, for water quality monitoring, drainage improvements and/or stream restoration projects	\$75.00 x 81.65 acres =	\$6,124
Fire & Rescue	\$1,053 per residential dwelling unit	\$1,053 x 39 DUs =	\$41,067
Parks & Recreation	\$5,591 per residential dwelling unit	\$5,591 x 39 DUs =	\$218,049
Schools	\$9,233 per residential dwelling unit	\$9,233 x 39 DUs =	\$360,087
TOTAL PROFFERED MONETARY CONTRIBUTION =			\$644,827

- G. Community Input: Notice of the rezoning application will be transmitted by the Planning Office to property owners within 500 feet of the site. A separate letter describing the proposal will be sent to owners of abutting improved properties – all of whom are located

within the Hunter's Ridge subdivision. It is important to note that the subject site is located within both the Occoquan Magisterial District and the Coles Magisterial District.

SUMMARY OF COMPREHENSIVE PLAN CONSISTENCY

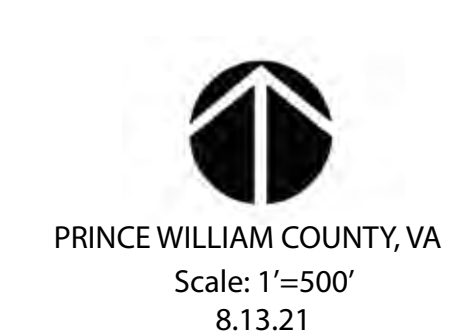
Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes – SR-1 Conventional Lots
Community Design	Yes – Infill development proffered (similar lot density, house size, layout, semi-rural streets). The Applicant has proffered a Generalized Development Plan (GDP), including details of site layout, limits of clearing and grading, and internal circulation. This lot layout and internal road circulation provides for a seamless connection with the abutting developed land to the west. Screening from seven (7) existing residences to the north, west and south will be provided.
Cultural Resources	Yes – the site has no known historic structures or historic significance; no known cultural resources are located on the Site. There are no known gravesites located on the Property. A Cultural Resource/Archaeological Phase 1 Survey has been submitted.
Environment	Yes – Protection of RPA and non-RPA sensitive areas is proffered. A tree preservation plan is proffered.
Fire and Rescue	Yes – Monetary contribution proffered.
Housing	Yes– Monetary contribution proffered.
Parks, Open Space and Trails	Yes– Monetary contribution and private community open space proffered.
Police	Yes – CPTED utilized. There are no “low visibility” long trail or street segments.
Potable Water	Yes – On-site wells.
Sanitary Sewer	Yes – On-site sewer.
Transportation	Yes – Existing acceptable level LOS is not impaired; a trail connection is provided; no off-site road widening or turn lanes are required.
Economic Development	Yes – Provides the type of new housing sought after by County targeted-industry business owners and employees. This is crucial to being able to attract these businesses to a Prince William location.



Source: Esri, USDA FSA, Sources: Esri, HERE, Garmin, FAO, NOAA
GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earth

KINGS CREST SUBDIVISION

EXISTING CONTEXTUAL EXHIBIT





KINGS CREST SUBDIVISION

CONTEXTUAL EXHIBIT

