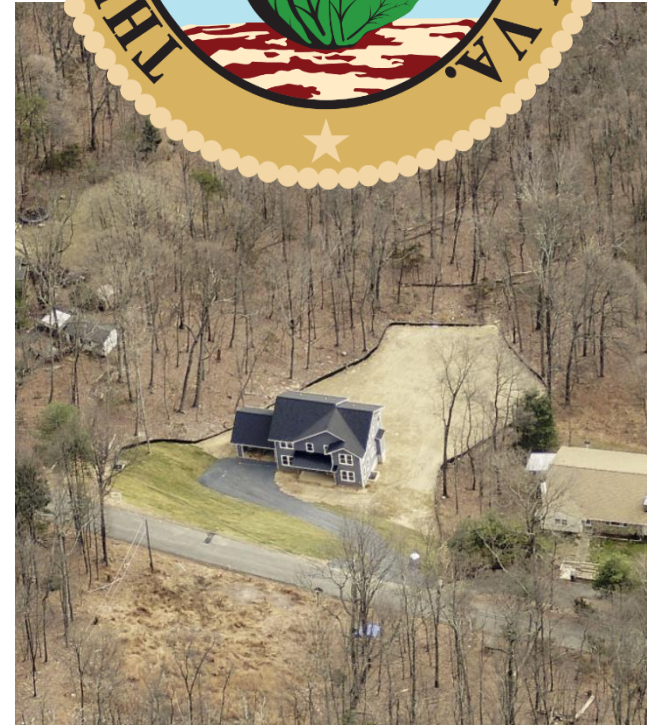


Build-Out Analysis



As of December 31, 2020



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December 15, 2021

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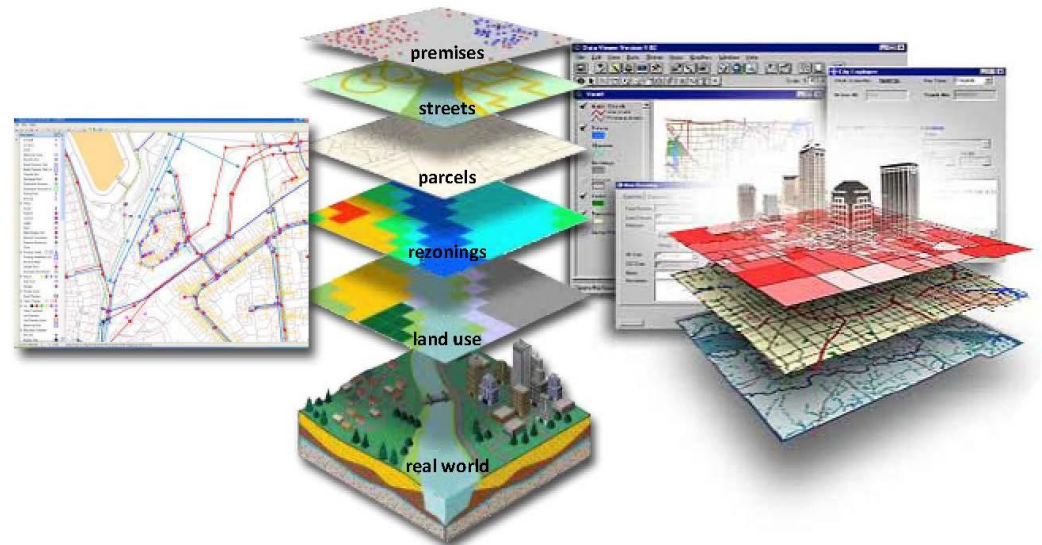
Introduction

A build-out analysis is used to estimate and show future development that may occur under current land use constraints and development regulations within a locality. It provides an assessment of the current zoning districts, long-range land use of undeveloped lots, and potential redevelopment areas. It is important to note that this build-out analysis is not a prediction of the future, but a reasonable forecast of the growth that is expected to occur. The estimates produced can then be used to generate graphics and charts to compare existing conditions to the build-out conditions.

The County uses a geospatial tool known as a Geographic Information System (GIS) to create layers and tables to monitor different types of development, within the County, at a parcel or project level. Using GIS, the Planning Office can track areas that are developed, developing, or undevelopable such as conserved or protected lands, publicly owned lands, parks, cultural resources, etc. These layers are compared to determine remaining and future growth capacity.

This build-out analysis is prepared annually by the Planning Office with each update based on occupancy permits, rezonings, special-use permits, and comprehensive plan amendments that have been issued or approved during the respective year. The data provided in this report shows the quantity of residential units built and an approximation of units yet to be built, commonly referred to as the “pipeline”. Non-residential development is similarly analyzed based on building floor area. This report also includes estimates of residential and non-residential capacity in small area plans and revitalization areas. The existing density or intensity in these areas is less than currently allowed.

Supplemental sections in this document provide information regarding the parkland inventory and a current land use analysis. It is important to note that parkland acreage generally increases each year as new land is acquired into the park’s system. Also included are a listing and map of current land uses in the County by category and helpful links to previous versions as well as the methodology used for the Build-out Analysis.



Introduction

Component Areas

The primary component areas of the Build-Out Analysis are the developed area, undeveloped area, sector plans, residential inventory, non-residential inventory, small area plans, revitalization areas, and the rural area. These areas do not include cities, towns, or large water bodies within the County. The Component Areas Map (page 16) provides a graphic of these areas within the County. The geographic sizes and locations of these areas change as land development projects evolve. As land changes from being undeveloped to zoned and finally developed, it moves through these categories. Some older developed areas of the County are planned for revitalization.

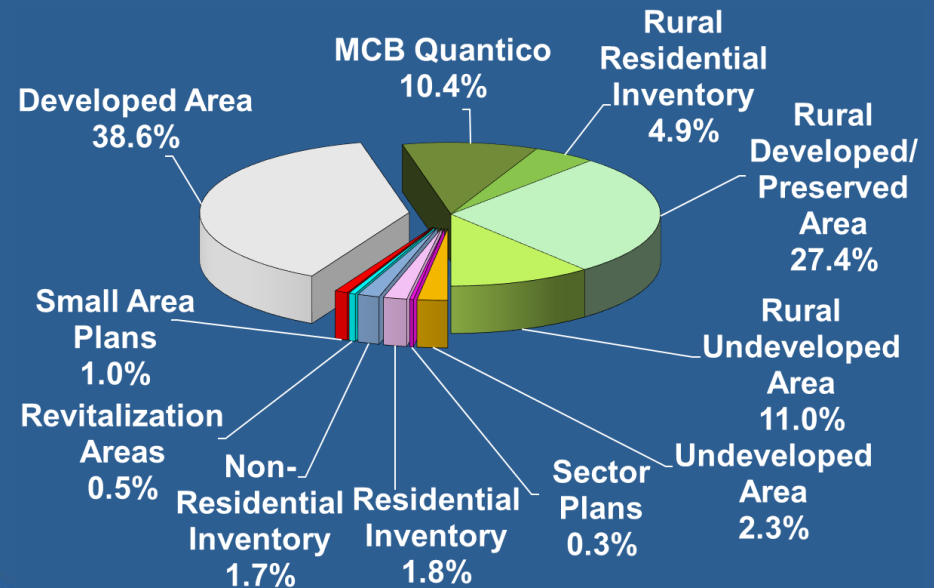
Developed Area

The developed area contains both residential and non-residential projects that have reached completion with no additional land area available for development. Public facilities, religious institutions, cemeteries, and other similar features that may or may not be fully developed are assumed to be built to their full potential in this area. This area currently contains 158,525 residential units. This area also contains 82.8 million square feet of non-residential gross floor area.

Undeveloped Area

The undeveloped area is A-1 zoned land that is not in the rural area and has not been developed. Some larger tracts of undeveloped R-4 and B-1 zoned lands designated in 1958 when zoning was established in the County and currently planned for a different use are included. This analysis assumes that these areas will be rezoned to a higher intensity use in accordance with the *Comprehensive Plan*. For calculating potential development, the *Comprehensive Plan's* long-range land use designation was used. These designations offer a high and low range for residential development and a high and average range for non-residential development. An approximate mid-range was used for residential calculations and the average was used for non-residential calculations. Small area plans have transferred some of these lands into the Small Area Plan component area of this report.

For purposes of the build-out analysis the County is divided into component areas.



Introduction

Development Area Residential and Non-Residential Inventories

These areas contain projects that have rezoning approval by the Board of County Supervisors. The projects can be in any phase of development. Some projects may be in the middle of the construction process, some may just contain a pad site or section that is undeveloped, while others may be a project in which no development has started. Tables 10, 13 and 14 give a breakdown by individual projects in these areas. Non-Residential projects that are currently used as equipment storage or are owned by known data or distribution center developers, have been assembled into their own report table and are deemed “Committed” (Table 14 – page 37). Other zoned but unbuilt cases are in the “Uncommitted” report (Table 13 – page 29). As such, the potential GFA for committed projects are only shown in the “Committed Non-Residential Inventory table” and not used for additional calculations. Equipment storage facilities are not considered for future development as this use will remain for many years. Data and distribution center projects are considered to be “out of play”, as these will be developed in the very near future.

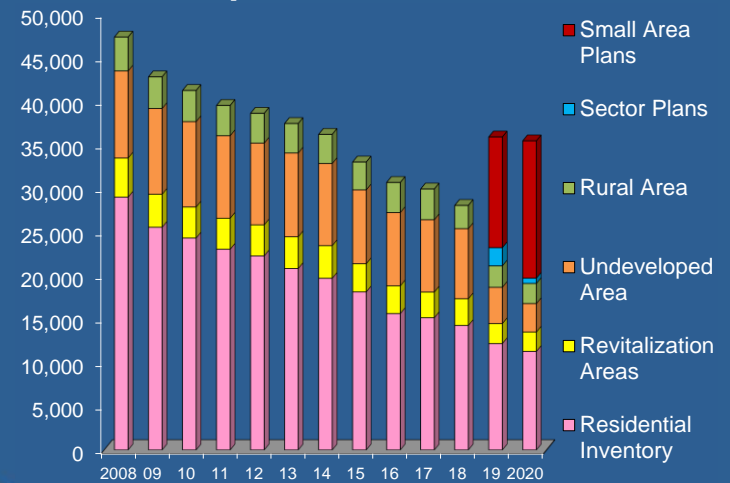
Sector Plans

Sector Plans are a concentrated planning effort to identify strengths, weaknesses, and opportunities, build coalitions between individual residential and business communities, and set the stage for the future of that portion of Prince William County. For this report, the land areas of I-66/Route 29, and the Government Center were analyzed. These plans plan for the establishment of private commercial and residential uses within two proposed mixed-use communities provide guidance for the establishment of commercial and residential uses within proposed mixed-use communities.

Small Area Plans

The Prince William Board of County Supervisors has initiated an update to the County’s Comprehensive Plan, which includes the creation of small area plans to direct growth to key locations throughout the County. A small area plan defines a discrete geographical area and presents a unique vision and character – a sense of place. These are implemented by detailed land use plans, mobility plans, proposed economic development, and parks, recreation, and tourism action strategies that fulfill the vision and character.

Residential build-out capacity by component since 2008.



Introduction

Revitalization Areas

The revitalization areas are focused on three areas within the County identified for redevelopment. Woodbridge, Triangle, and Yorkshire are older commercial corridors that are not utilized to their full potential in their current zoning district or their long-range land use classification. Some larger tracts of undeveloped R-4 and B-1 zoned lands designated in 1958 when zoning was established in the County and currently planned for a different use were also added. This analysis assumes that these areas will be rezoned to a higher intensity use in accordance with the *Comprehensive Plan*. For calculating potential development, the *Comprehensive Plan*'s long-range land use classification was used. These classifications offer a high and low range for residential development and a high and average range for non-residential development. An approximate mid-range was used for residential calculations and an averaged floor area ratio (FAR) was used for non-residential calculations.

The North Woodbridge Small Area Plan transferred land from the revitalization area into the Small Area Plan component of this report. VDOT is concluding the Route 1 widening project resulting in right-of-way acquisitions that potentially leave remnant parcels for future redevelopment. This, in some instances, provides a newly cleared lot that may receive denser development when redeveloped. This continues to shift some of the potential build-out numbers in their prospective long-range land use categories. Additionally, some areas identified as redevelopable have been removed from this analysis when property owners have substantially renovated or redeveloped their property.

Rural Developed or Preserved Area

The rural area encompasses more than 50 percent of the County. This area contains large lot residential land tracts, parks, agricultural and forestal land, along with numerous small businesses. Manassas National Battlefield Park and Prince William Forest Park are in this area. These parks are included in the total acreage but not used for calculations as no development will occur in these areas. Marine Corps Base Quantico is also in the rural area, which includes large-scale residential and non-residential uses, but is not included in the report as it is not subject to County zoning. The base comprises approximately 22,763 acres representing 19 percent of the rural area or 10 percent of the County total. The current long-range land use and A-1 zoning district of the rural area allows only potential residential calculations based on lot size. Non-residential uses are allowed within the rural area, but there is no process by which to determine future growth potential. This area currently contains 1.9 million square feet of non-residential gross floor area.

Introduction

Rural Undeveloped Area

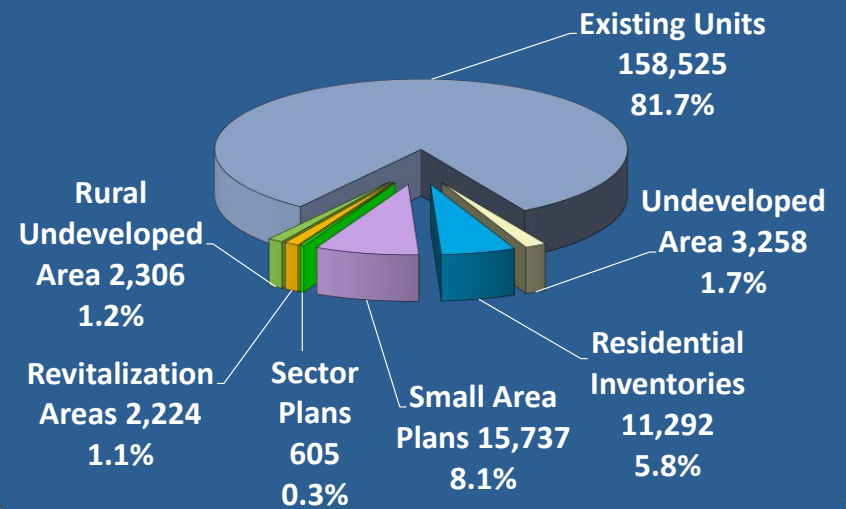
This area contains buildable lots less than 20 acres with no residential dwelling. It also contains larger parcels that may or may not contain a residential dwelling and calculates how many additional lots could be created through 10-acre lot subdivision. It does not account for family subdivides which typically create smaller legal lots.

Rural Area Residential Inventory

This area contains projects that have rezoning approval by the Board of County Supervisors and numerous by-right subdivisions that have been filed and accepted. These projects can be in any phase of development. Some projects may simply have a subdivision plan filed while others could be in the middle of the construction process. The remainder may be approved projects where no development has started. Table 11 provides a breakdown by individual rezoning and subdivisions in this area.



The Residential Build-Out Analysis shows a capacity of 193,947 residential units.

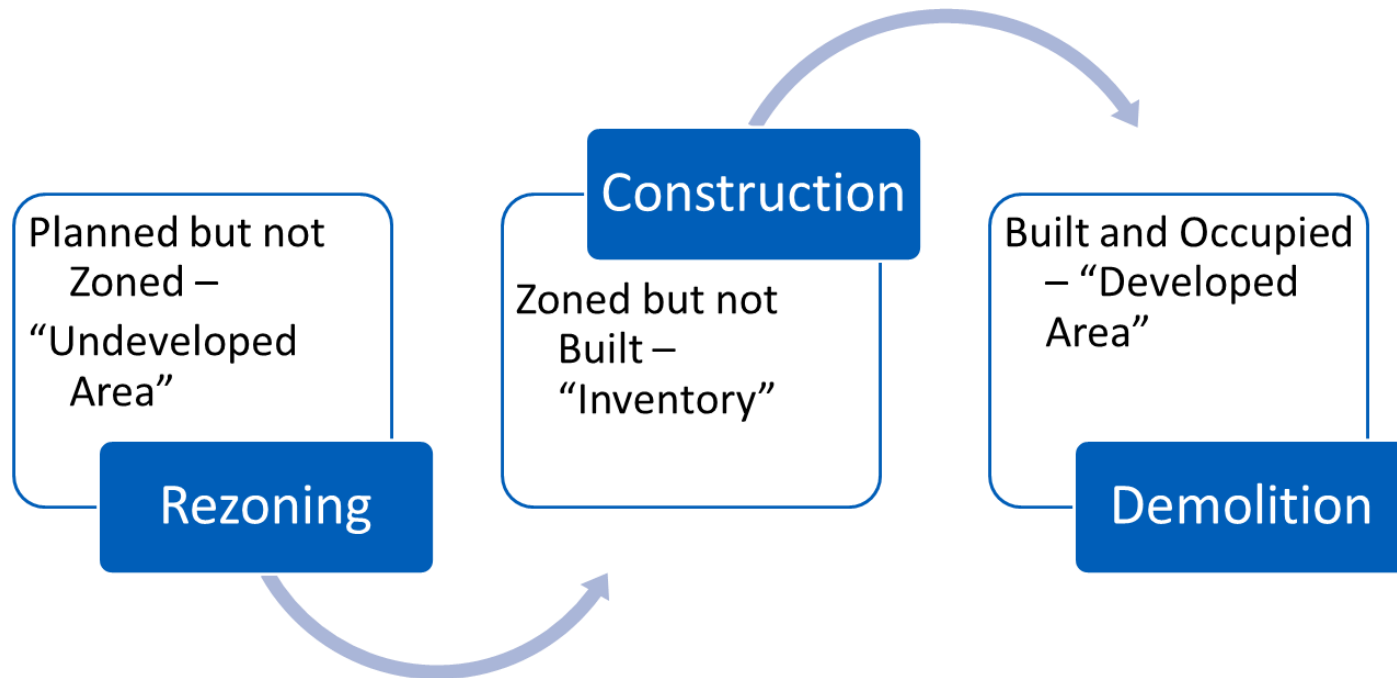


Introduction

Executive Summary

The Build-Out Analysis shows that Prince William County has capacity for 35,422 additional residential dwelling units as shown in Table 1 (page 8). Adding this to the 158,525 units that existed as of December 2020 brings the residential build-out to 193,947 units. There is also a potential for 59.5 million non-residential square feet of gross floor area to be built in uncommitted rezoning cases. Adding this to the 84.7 million square feet of gross floor area already built brings the total to 144.2 million non-residential square feet, as shown in Table 2 (page 8). The information generated for the Build-Out Analysis helps to provide the data and methodology used by staff to arrive at these conclusions.

Development projects are planned, constructed, and potentially demolished and replanned over time as trends change. The diagram below depicts this cycle of development. For the most part, undeveloped land is rezoned then the project is built. In areas that have been developed, projects that are not at the highest density could be demolished and potentially rezoned to achieve the highest available density as economics allow.



Introduction

Component Analysis

Table 1 Residential Component Analysis		
Component	# of Housing Units	Comment
Undeveloped Area	3,258	Approximate mid-point from Table 3 – page 9
Sector Plans	605	Approximate mid-point from Table 5 – page 10
Development Area Residential Inventory	10,032	Table 10 – pages 17 – 22
Rural Area Residential Inventory	1,260	Table 11 – pages 23 – 27
Small Area Plans	15,737	Small Area Plan Analysis – page 13
Revitalization Areas	2,224	Approximate mid-point from Table 8 – page 14
Rural Undeveloped Area	2,306	Rural Area Analysis – page 15
Subtotal Units to be Built	35,422	Subtotal
Existing Units 2020	158,525	PWC Demographic Data
Total	193,947	

Table 2 Non-Residential Component Analysis		
Component	Gross Floor Area (Sq Ft in millions)	Comment
Undeveloped Area	8.2	Potential from Table 4 – page 9
Sector Plans	1.8	Potential from Table 6 – page 10
Non-Residential Inventory (Uncommitted)	22.8	Table 13 – pages 29 – 36
Small Area Plans	25.3	Small Area Plan Analysis – page 13
Revitalization Areas	1.4	Potential from Table 9 – page 14, minus existing
Potential Gross Floor Area	59.5	Subtotal
Existing Gross Floor Area in the Development Area	82.8	Real Estate Assessments Data
Existing Gross Floor Area in the Rural Area	1.9	Real Estate Assessments Data
Existing Gross Floor Area 2020	84.7	Real Estate Assessments Data
Total	144.2	

Build-Out Analysis

Undeveloped Area Analysis

An analysis of approximately 5,109 acres (Table 18 – page 42) of undeveloped land within the development area shows that 3,258 additional residential units could be built if this land was zoned consistently with the *Comprehensive Plan*, using the mid-point density range (Table 3). This area also holds the potential for 8.2 million square feet of non-residential gross floor area (Table 4). In addition to potential growth, this area currently contains 158 existing residential units and 6,432 non-residential square feet of gross floor area. For the 2020 analysis, some portions of the previous land areas have been moved into the Small Area Plan and Sector Plan sections.



Table Legend Notes:
*SRR also includes 739 acres of ER that is in the SRR parcels.
¹ See List of Abbreviations (page 48) and the <i>Comprehensive Plan's</i> Long-Range Land Use chapter for explanation of land uses.
² See Table 16 – page 41.

Residential Housing Units available for each Land Use Classification as of 12/31/2020			
Land Use Classification ¹	Undeveloped A-1 Acreage	Density	Potential Total Units (Average)
CEC	180	6 - 12 DU/acre	303
RCC	4	16 - 30 DU/acre	15
REC	109	16 - 30 DU/acre	469
SRH	29	10 - 16 DU/acre	285
SRL	291	1 - 4 DU/acre	546
SRM	65	4 - 6 DU/acre	243
SRR*	3,291	0.4 DU/acre	1,118
URH	12	20 - 30 DU/acre	220
URM	6	8 - 20 DU/acre	58
	3,987		3,258

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2020			
Land Use Classification ¹	Undeveloped A-1 Acreage	Estimated Floor Area Ratio ² Average - Maximum	Average Gross Floor Area (Sq Ft)
CEC	180	0.2 – 0.5	884,250
EI	40	0.25 – 0.5	323,836
FEC	625	0.25 – 0.5	5,106,041
GC	68	0.2 – 0.4	444,960
NC	8	0.15 – 0.3	38,513
O	3	0.3 – 0.7	25,577
RCC	4	0.2 – 0.4	17,703
REC	109	0.5 – 1.3	1,886,693
	1,039		8,175,943

Build-Out Analysis

Sector Plan Analysis

An analysis of approximately 671 acres (Table 19 – page 42) of undeveloped land within the sector plan areas shows that 605 additional residential units could be built if this land was zoned consistently with the *Comprehensive Plan*, using the mid-point density range (Table 5). This area also holds the potential for 4.3 million square feet of non-residential gross floor area (Table 6). In addition to potential growth, this area currently contains 19 existing residential units and no non-residential square feet of gross floor area.

Table 5 Residential Development Area Sector Plan Acreage Analysis

Residential Housing Units available for each Land Use Classification as of 12/31/2020

Land Use Classification ¹	Undeveloped A-1 Acreage	Density	Potential Total Units (Average)
CEC	99	6 - 12 DU/acre	167
RCC	5	16 - 30 DU/acre	22
SRL	133	1 - 4 DU/acre	249
SRM	26	4 - 6 DU/acre	98
SRR*	208	0.4 DU/acre	70
	471		605

Table 6 Non-Residential Development Area Sector Plan Acreage Analysis

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2020

Land Use Classification ¹	Undeveloped A-1 Acreage	Estimated Floor Area Ratio ² Average - Maximum	Average Gross Floor Area (Sq Ft)	Maximum Gross Floor Area (Sq Ft)
CEC	99	0.2 – 0.5	485,105	1,212,874
O	134	0.3 – 0.7	1,313,334	3,064,446
RCC	5	0.2 – 0.4	24,503	49,005
	238		1,822,997	4,326,325

Table Legend Notes:

*SRR also includes 21 acres of ER that is in the SRR parcels.

¹ See List of Abbreviations (page 48) and the *Comprehensive Plan's* Long-Range Land Use chapter for explanation of land uses.

² See Table 16 – page 41.

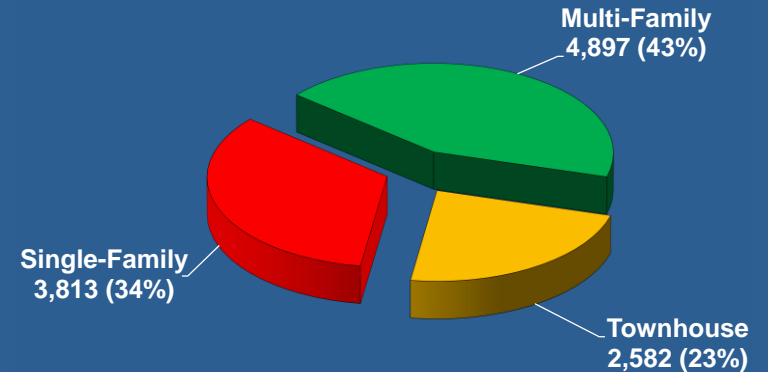


Build-Out Analysis

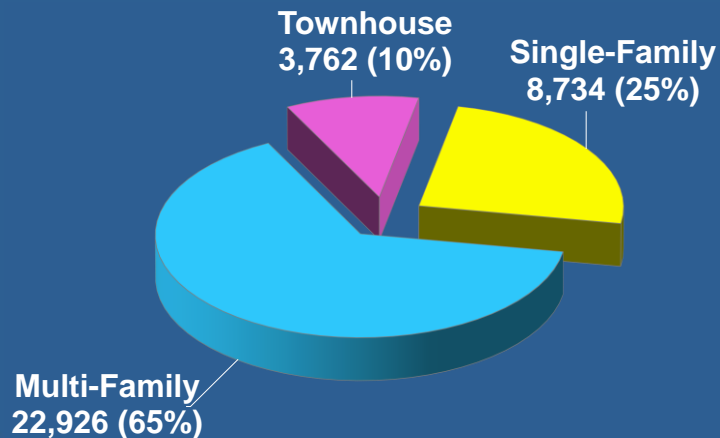
Residential Inventory Analysis

An analysis of the approximately 14,582 remaining acres of land already zoned for residential or mixed-use development, but partially developed or undeveloped within the development and rural areas, shows that there are approximately 11,292 residential units yet to be built (Tables 10 and 11 – pages 17 through 27). The tables provide an indication of active zoning cases. These are cases where some type of development has been occurring in the last two years. While residential inventory land is removed when projects are completed, rezonings and proffer amendments added 270 additional acres and 517 new residential units to the total in 2020 (Table 12 – page 28).

Residential Inventories by unit types.



Potential Total Residential units from all Build-Out Analysis Components by unit



The chart on the left indicates the potential total average units to be built by unit type remaining in the current **Build-Out Analysis pipeline**. Many projects from the individual components are or can be mixed unit type projects. The quantity of any type of unit is usually flexible, adding up to an approved total. Assumptions were made using approximate percentages of unit distribution to obtain the unit mix according to the zoning district or long-range land use. The ultimate unit total and totals by type will probably be different than illustrated.

Build-Out Analysis

Non-Residential Inventory Analysis

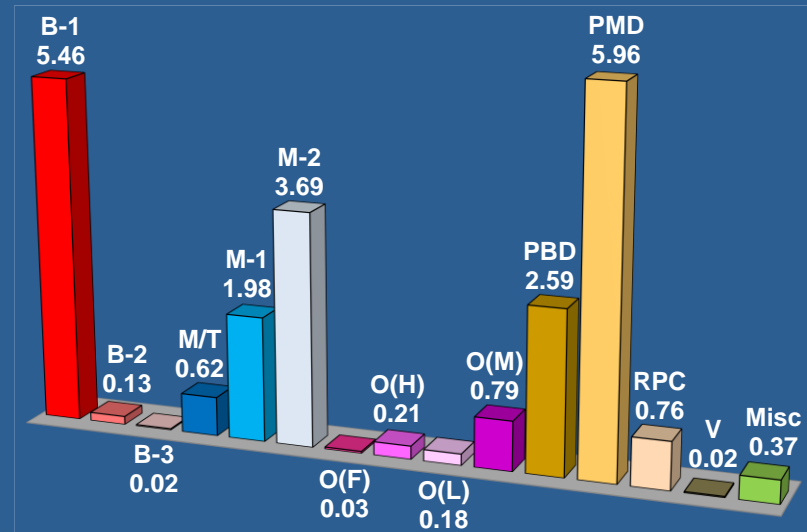
An analysis of the approximately 3,689 acres of land in the development and rural areas already zoned for non-residential or mixed-use development, but undeveloped or partially developed. The non-residential inventory analysis has been divided into two separate tables for better clarity of what land is still available in the County and what land is currently unavailable for development.

The first table (Table 13 – pages 29 through 36) contains approximately 2,287 acres of land in the development and rural areas already zoned for non-residential or mixed-use development, but undeveloped or partially developed. This table is referred to as “Uncommitted” rezonings. These lands are potentially still available for a developer to build a structure or structures. There is a potential for at least 22.8 million square feet of gross floor area of non-residential development. Most of these cases will be built, in time, to their intended purpose and density.

The second table (Table 14 – pages 37 through 39) is referred to as “Committed” rezonings and contains approximately 1,402 acres of land in the development area that is also already zoned for non-residential or mixed-use development. There is a potential for at least 18 million square feet of gross floor area of non-residential development. Many “committed” projects are used as heavy equipment storage, landscape material storage, etc. with no intent to build any significant structures. The potential square feet of gross floor area of 18 million will not be tallied in the executive summary as most of it will not be built for many years. Others are recently purchased or owned by either a data or distribution center developer and will be built in the very near future. These fast-moving projects will contribute many millions (10-20M) of additional new square feet in the upcoming years. These rezoning cases are considered to be “out of play” for purposes of representing the build-out capacity.

Rezoning and special use permits added 94 acres and 863,637 square feet gross floor area to the total in 2020 (Table 15 – page 40).

Uncommitted Non-Residential Inventory by zoning districts in Millions of GFA.



Build-Out Analysis

Small Area Plan Analysis

This is an analysis of approved small area plans (SAPs). These plan areas are intended to concentrate and increase development density. SAPs may include land that is already developed to its potential, already planned but unbuilt land, and vacant or under-developed land that has been planned to a higher density. GIS was used to analyze and provide land area totals for calculations. A long-range land use classification, often with a transect density, was applied to obtain an average potential development. Transect values provide a scaled increase of development and are numbered 1-6. The table below only analyzes vacant and under-developed land areas within these plans. This land currently covers about 2,203 acres. The table below summarizes the acreage of these areas, and a potential average yield of residential units and non-residential building gross floor area (GFA). A potential average residential total was provided for each unit type. As such, a higher or lower unit quantity could be built. For detailed information regarding any SAP, please read the approved plan available online.

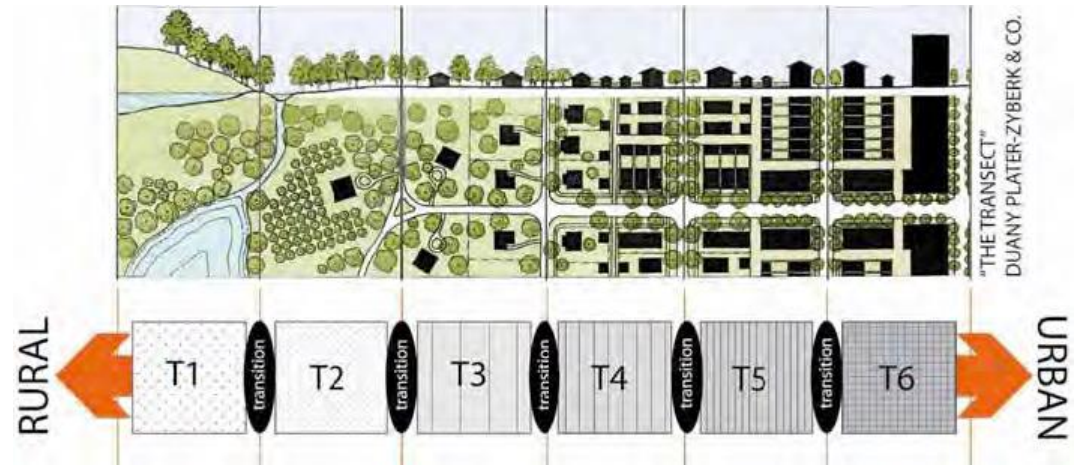


Table 7 Potential Remaining Development Within Small Area Plans

Development and redevelopment potential for remaining land area as of 12/31/2020							
Small Area Plan	Acreage	Average Potential Single-Family Detached Units	Average Potential Single-Family Attached Units	Average Potential Multi-Family Attached Units	Average Potential Residential Unit Totals	Average Potential Non-Residential Gross Floor Area (Sq Ft)	Maximum Potential Non-Residential Gross Floor Area (Sq Ft)
Dale City	468	425	201	2,886	3,512	4,500,120	8,613,692
Independent Hill	238	81	50	31	162	637,976	1,122,282
Innovation Park	807	0	63	2,822	2,885	14,639,804	22,780,158
The Landing	319	126	42	1,560	1,728	3,190,903	4,458,340
North Woodbridge	371	0	0	7,450	7,450	2,366,011	3,094,951
	2,203	632	356	11,958	15,737	25,334,814	40,069,423

Build-Out Analysis

Revitalization Areas Analysis

This is an analysis of 1,113 acres (Table 20 – page 43) of land in the development area that is zoned non-agricultural but has redevelopment potential for residential, non-residential, and public uses. This area also contains 124 acres designated ER¹. The three revitalization areas currently contain 1,442 existing housing units. Using the current long-range land use classification of each area adjusting for the existing 1,442 housing units, these areas could yield an additional 2,224 housing units (Table 8). This area also has the potential for an additional 1,437,643 square feet of non-residential development (Table 9). Currently this area contains 439,888 square feet of non-residential gross floor area to be developed.

Table Legend Notes:
¹ See List of Abbreviations (page 48) and the <i>Comprehensive Plan's</i> Long-Range Land Use chapter for explanation of land uses.
² See Table 16 – page 41

Residential Housing Units available for each Land Use Classification as of 12/31/2020					
Land Use Classification ¹	Revitalization Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	43	6 - 12 DU/acre	48	97	85
SRH	58	10 - 16 DU/acre	437	700	569
SRL	575	1 - 4 DU/acre	431	1,726	1,079
SRM	17	4 - 6 DU/acre	51	76	63
UMU	83	30 - 60 DU/acre	616	1,232	924
URH	6	20 - 30 DU/acre	90	135	113
URL	1	4 - 8 DU/acre	3	6	4
URM	33	8 - 20 DU/acre	264	660	462
VMU	49	7 - 30 DU/acre	139	596	367
		Existing units	-1,442	-1,442	-1,442
	865		637	3,786	2,224

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2020				
Land Use Classification ¹	Revitalization Acreage	Estimated Floor Area Ratio ² Average - Maximum	Average Gross Floor Area (Sq Ft)	Maximum Gross Floor Area (Sq Ft)
CEC	43	0.2 – 0.5	213,029	532,573
GC	94	0.2 – 0.4	522,629	1,045,257
NC	15	0.15 – 0.3	73,508	147,015
O	14	0.3 – 0.7	139,466	325,420
UMU	83	0.3 – 0.6	536,899	1,073,798
VMU	49	8,000 sq ft per acre (.18)	392,000	392,000
		Existing gross floor area	-439,888	-439,888
	298		1,437,643	3,076,175

Build-Out Analysis

Developed Area Analysis

This is an analysis consisting of approximately 84,080 acres of land, developed with residential and non-residential uses referred to as the developed area. This land is considered to be fully built with no additional development currently available. Generally, the calculated size of the developed area increases each year as land develops unless previously developed land becomes undeveloped or subjected to revitalization such as a small area plan. Public facilities, road right-of-ways, religious institutions, public and private permanent open space areas, protected homeowner association lands, and large established businesses are considered as developed land when reviewing this area and are included in the totals. As of December 2020, a total of 82.8 million non-residential square feet of gross floor area has been built in this area along with 140,900 residential units. The developed area does not include the undeveloped, revitalization, residential inventory, non-residential inventory, rural areas, sector plans, or small area plans. The Committed non-residential inventory projects will be moving into this category in the near future as they are built.

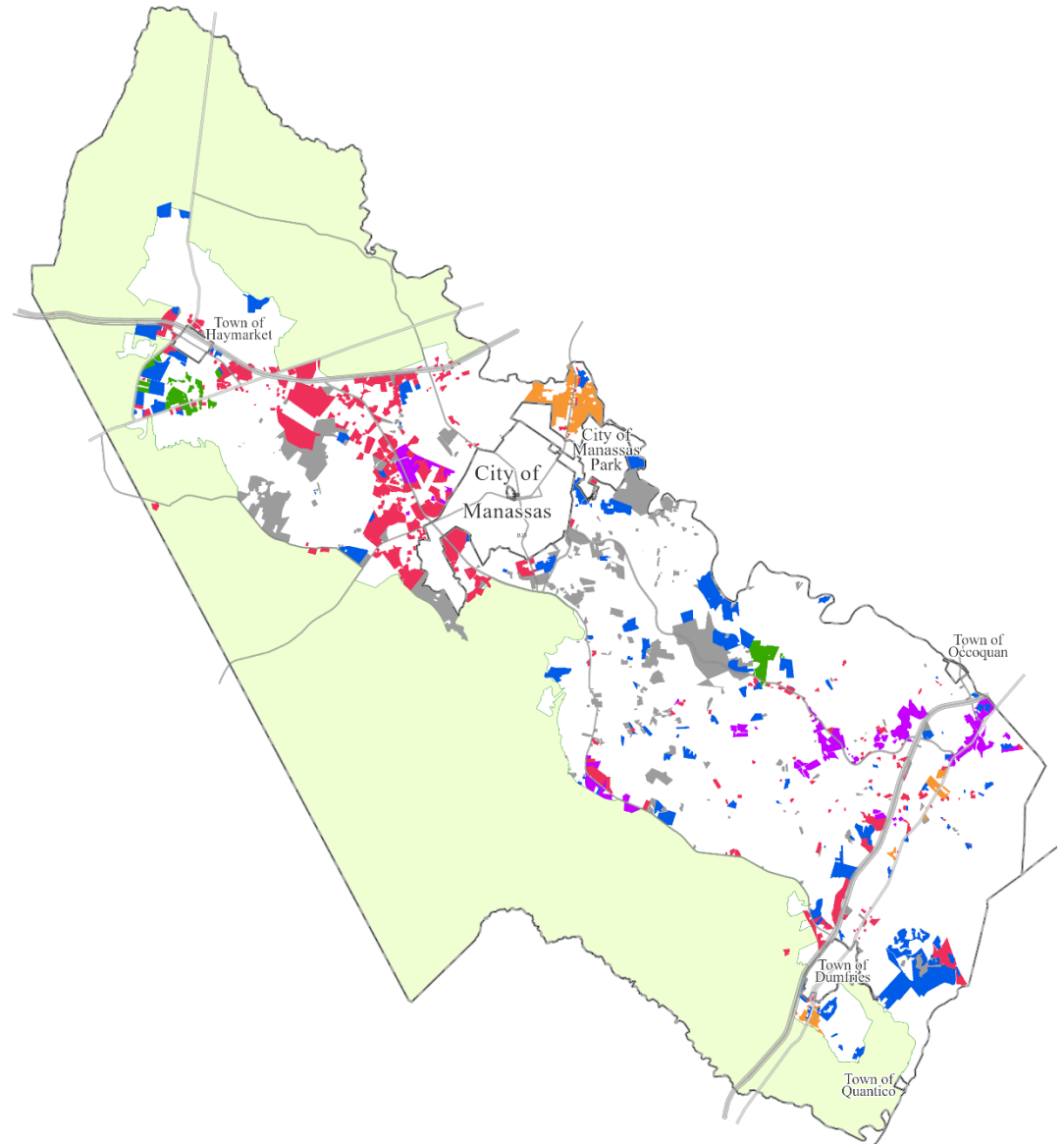
Rural Area Analysis

The rural developed or preserved area contains lands that have already been developed or protected. This area contains approximately 59,667 acres of land. The entire rural area contains 117,047 acres. This is approximately 54 percent of the land area in Prince William County of which approximately 22,763 acres are in Marine Corps Base Quantico. The rural area analysis does not include any residential units that might be built on Marine Corps Base Quantico. Public facilities, religious institutions, public and private permanent open space are not considered for further development. Large established businesses with substantial infrastructure investment are considered developed land when calculating build-out potential. The rural undeveloped area is an analysis consisting of approximately 23,975 acres that are undeveloped or underdeveloped. This analysis shows that approximately 2,306 more residential units could be built in this area through 10-acre lot subdivision or development of vacant lots not in existing subdivisions. The rural area does contain residentially zoned and subdivided lands that are tracked separately in the rural area residential inventory section of this report (Table 11 – page 23). An increased trend of recorded residential subdivision plats on farms and other agricultural businesses, not previously in the rural housing calculation, have been moved into the rural area residential inventory section of this report by their subdivision name. Occupancy permits indicate that, within the rural area, 95 residential units were built in 2020.

Privately owned parcels 20 acres or larger were found to have the potential for 1,675 more housing units. There are also 631 undeveloped lots available that are less than 20 acres. The rural area currently contains 8,015 existing residential units. The rural area also contains 1.9 million non-residential square feet of gross floor area. This does not include any facilities or residential units located on Marine Corps Base Quantico whose 22,763 acres are included in the total land area. The Manassas National Battlefield Park and Prince William Forest Park are among some of the other large features in this area that continue to acquire rural lands, removing them as potential residential uses.

Build-Out Analysis

Component Areas Map



Component	Acres
Developed Area	81,607
Undeveloped Area	5,673
Residential Inventory	4,690
Rural Area	117,047
Non-Residential Inventory	5,565
Small Area Plans	1,158
Sector Plans	925
Revitalization Areas	1,185

Residential Inventory



Residential Inventory of the Development Area Remaining to be Built as of December 31, 2020

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. A marketing or subdivision name was shown on some cases in parentheses.

Case Number - This column indicates the case number attached to the zoning case.

Zone - This column indicates the zoning district of the zoned land. Text of "AR" indicates the zoning district is Age-Restricted.

Type - This column indicates the unit type counted in the inventory, either single-family detached (SF), single-family attached (i.e., townhouse) (TH), or multi-family attached (MF). An "M" indicates that the mix of units has been estimated because the proffers allow the developer flexibility of unit type.

Approved - This column indicates the maximum number of units permitted by proffers where applicable. In cases without proffers or where the proffers did not specify the maximum, a maximum theoretical yield was calculated based on the zoning district and acreage. An "@" indicates a calculated unit total. An "!" indicates the actual number of approved units has been reduced to match the subdivision plat or remaining area and may no longer give the entire rezoning quantity.

Built - This column reflects the number of completed units based on assigned premise addresses that have been issued a certificate of occupancy.

Active - This column indicates cases that have some type of development occurring at the time of this report.

Remaining - This column indicates the difference of Approved and Built and indicates the number of units yet to be built for that rezoning case or portion of.

District - This column indicates the Magisterial District containing the Zoning Case. An "*" indicates the zoning case is in more than one district.

For additional symbol explanation, refer to the notes at the end of the table.

Table 10

Case Name ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶
BLUE RIDGE FARMS - BOCS	REZ1958-0000	A-1	SF	26 !	14		12	BRENTSVILLE
DEVLIN GROVE	PLN2014-00194	R-4	SF	4 ¶	0	Yes	4	BRENTSVILLE
DEVLIN ROAD REZONING	REZ2016-00029	PMR	SF	650 ¶	0	Yes	650	BRENTSVILLE
HAYMARKET LANDING	PLN2006-00517	R-4C	SF	60 ¶	47	Yes	13	BRENTSVILLE
HUNTER AT HAYMARKET	PLN2010-00182	R-4	SF	25 ¶	1	Yes	24	BRENTSVILLE
JENNEL ESTATES	PLN2006-00893	PMR	SF	65 ¶	13		52	BRENTSVILLE
MADISON SQUARE	REZ2017-00019	PMD	SF	25 ¶	0	Yes	25	BRENTSVILLE

Residential Inventory

Case Name ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶
TURTLE POINT AT LAKE MANASSAS	PLN2014-00362	RPC	TH	70	53	Yes	17	BRENTSVILLE
UNIVERSITY OF VIRGINIA PROPERTY	PLN2003-00373	SR-1C	SF	150	48	Yes	102	BRENTSVILLE
WOODBORNE PRESERVE	REZ2015-20003	SR-1	SF	56	0	Yes	56	BRENTSVILLE
YOUTH FOR TOMORROW	REZ1996-0035	R-4	SF	51	0		51	BRENTSVILLE
ABC 123 ACADEMY	PLN2006-00483	SR-1	SF	2	0		2	COLES
BREN MILL	REZ1987-0047	SR-1	SF	65	54	Yes	11	COLES
BYRNE & DE GASTYNE PROPERTIES	PLN2006-00160	R-4	SF	12	0		12	COLES
CARTER'S GROVE	REZ2016-00006	SR-1C	SF	33	0	Yes	33	COLES
CAYDEN RIDGE	PLN2014-00231	PMR	SF	31	13	Yes	18	COLES
CHARLES A. YOUNG	PLN2005-00223	SR-1	SF	3	1		2	COLES
CLASSIC RIDGE	PLN2003-00424	SR-1	SF	20	19	Yes	1	COLES
CLASSIC WOODS	PLN2001-00172	SR-5	SF	6	4		2	COLES
CORNWELL	REZ1988-0029	SR-1	SF	6	0	Yes	6	COLES
CRISP	REZ1998-0003	SR-1	SF	5	0		5	COLES
IMMANUEL ANGLICAN CHURCH	REZ2015-20001	SR-1	SF	2	1		1	COLES
LELAND ROAD REZONING	REZ2019-00029	R-4	SF	2	1	Yes	1	COLES
LIGHTHORSE LEE FARM	REZ1988-0079	SR-1	SF	2	1		1	COLES
MALEK ESTATES - BOCS	REZ1958-0000	A-1	SF	6	1		5	COLES
ORCHARD BRIDGE	REZ1985-0003	R-16	MF	434	0	Yes	434	COLES
PINEVIEW HILLS	REZ1991-0034	SR-1	SF	9	0		9	COLES
PIRES HILLS - BOCS	REZ1958-0000	A-1	SF	7	0	Yes	7	COLES
PLANTATION LANE (SUP)	SUP2018-00008	R-4	SF	1	0		1	COLES
PRICE EAGLE (Orchard Bridge)	REZ1986-0018	R-16	MF	20	0	Yes	20	COLES
RESERVE AT CANNON BRANCH	PLN2013-00372	R-4C	SF	26	0		26	COLES
RICHMOND STATION	PLN2014-00316	PMR	MF	54	0	Yes	54	COLES

Residential Inventory

Case Name ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶
RICHMOND STATION	PLN2014-00316	PMR	TH	104 ¶	70	Yes	34	COLES
ROSEBERRY II	REZ2015-20004	R-4	SF	7 ¶	0		7	COLES
SPRIGGS WOOD	PLN2004-00238	R-4	SF	11 ¶	1		10	COLES
THE RESERVE AT LONG FOREST	PLN2014-00041	SR-1C	SF	65 ¶	0	Yes	65	COLES
TOKEN VALLEY PROPERTY	PLN2003-00109	SR-1	SF	4 ¶	0		4	COLES
VANDELINDE PROPERTY	PLN2006-00269	SR-1	SF	5 ¶	1		4	COLES
VICTORIA WOODS - BOCS	REZ1958-0000	A-1	SF	4 !	1		3	COLES
WELDEN	PLN2008-00064	SR-1C	SF	62 ¶	1		61	COLES
WILSON PROPERTY	PLN2006-00752	SR-1	SF	6 ¶	0		6	COLES
WILSONS CORNER	REZ2016-00001	R-4	SF	3 ¶	1		2	COLES
WOLF RUN RESIDENTIAL	PLN2012-00021	R-4	SF	11 ¶	0		11	COLES
BLACKBURN	PLN2014-00040	PMR	SF	160 ¶	68	Yes	92	GAINESVILLE
BLACKBURN	PLN2014-00040	PMR	TH	177 ¶	147	Yes	30	GAINESVILLE
CARTER'S MILL	PLN2014-00190	PMR ^{AR}	SF	300 !¶	10	Yes	290	GAINESVILLE
CARTER'S MILL	PLN2014-00190	PMR ^{AR}	TH	190 !¶	3	Yes	187	GAINESVILLE
JOHN MARSHALL COMMONS	PLN2013-00115	V ^{AR}	TH	50 ¶	0	Yes	50	GAINESVILLE
JOHN MARSHALL COMMONS	PLN2013-00115	V	TH	94 ¶	0	Yes	94	GAINESVILLE
REGENCY AT CATHARPIN CREEK	PLN2013-00080	PMR ^{AR}	SF	208 ¶	195	Yes	13	GAINESVILLE
STOKES COMMONS	PLN2006-00765	R-16	TH	18 ¶	0		18	GAINESVILLE
VILLAGE PLACE	PLN2002-00139	PMD	MF ^M	167 ¶	0		167	GAINESVILLE
APOLLO ENTERPRISES, LLC	REZ2016-00018	R-6	TH	100 ¶	57	Yes	43	NEABSCO
AURORA	PLN2004-00332	R-4	SF	4 ¶	0	Yes	4	NEABSCO
DALE CITY (Brightwood Forest P3)	REZ1968-0001	RPC	TH	428 @	1	Yes	427	NEABSCO
DALE CITY (Darbydale Apts)	REZ1970-0026	R-16	MF	163 @	0		163	NEABSCO
DALE CITY (Darbydale Townhouses)	REZ1974-0017	R-6	TH	30 @	0		30	NEABSCO

Residential Inventory

Case Name ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶
DALE CITY (Princedale)	PLN2010-00379	RPC	MF	199	0		199	NEABSCO
DANFORA PROPERTY	REZ2016-00010	R-4	SF	1 !	0	Yes	1	NEABSCO
WHISPERING DOVE ESTATES	PLN2004-00064	R-4	SF	7 !	0		7	NEABSCO
CHRIST CHAPEL	REZ1991-0014	R-30 ^{AR}	MF	90 @	0		90	OCOCOQUAN
GARCIA PROPERTY	PLN2001-00147	SR-1	SF	30 !	29	Yes	1	OCOCOQUAN
HOADLY FALLS	PLN2014-00251	SR-1	SF	16 !	0		16	OCOCOQUAN
HOADLY FALLS, PHASE II	PLN2013-00178	SR-1C	SF	15 !	0		15	OCOCOQUAN
HORNBAKER - BOCS	REZ1995-0043	R-4	SF	19 !	15		4	OCOCOQUAN
LAKELAND - BOCS	REZ1958-0000	A-1	SF	18 !	12	Yes	6	OCOCOQUAN
MALVERN CHASE	PLN2002-00170	SR-1	SF	32 !	29		3	OCOCOQUAN
MAY'S QUARTER AT REID'S PROSPECT	PLN2006-00898	PMR	SF	257 !	234	Yes	23	OCOCOQUAN
MOORE PROPERTY	PLN2003-00431	SR-1	SF	18 !	0		18	OCOCOQUAN
OCOCOQUAN OAKS - BOCS	REZ1958-0000	A-1	SF	57 !	51		6	OCOCOQUAN
OCOCOQUAN VIEW COURT	REZ2019-00035	A-1	SF	5 !	2	Yes	3	OCOCOQUAN
REIDS PROSPECT	PLN2000-00041	PMD	TH	12 !	0		12	OCOCOQUAN
RUNNING CREEK	PLN2001-00164	SR-1	SF	25 !	20		5	OCOCOQUAN
THE OAKS III	PLN2010-00457	SR-1	SF	1 !	0		1	OCOCOQUAN
ANN WALL - BOCS	REZ1958-0000	R-4	SF	8 !	6		2	POTOMAC
BERRY BUHL BERRY VENTURES - BOCS	REZ1958-0000	R-4	SF	15 @	0		15	POTOMAC
BRADYS HILL	REZ2018-00016	PMR	MF	59 !	0	Yes	59	POTOMAC
BRIARWOOD OVERLOOK	PLN2011-00440	R-16	MF	73 !	0		73	POTOMAC
CARBOROUGH HEIGHTS - BOCS	REZ1958-0000	R-4	SF	38 !	24		14	POTOMAC
COPPER MILL ESTATES - BOCS	REZ1958-0000	R-4	SF	55 !	38	Yes	17	POTOMAC
EBY	REZ1966-0009	R-16	MF	25	0		25	POTOMAC
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR ^{AR}	MF	300 !	0		300	POTOMAC

Residential Inventory

Case Name ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR ^{AR}	TH	400 ¶	0		400	POTOMAC
GRAHAM PARK - BOCS	REZ1958-0000	R-4	SF	108 !	104		4	POTOMAC
HAWKINS	REZ1958-0073	R-4	SF	30	21		9	POTOMAC
HYLTON	REZ1971-0034	R-4	SF	6 @	0		6	POTOMAC
J F FLICK - BOCS	REZ1958-0000	R-4	SF	30 !	17		13	POTOMAC
JOSE L. PENA PROPERTY	PLN2007-00678	R-4	SF	2 ¶	1		1	POTOMAC
MARTIN LONAS (Potomac Highlands)	REZ1967-0032	R-16	TH ^M	250	169		81	POTOMAC
METTS ADDITION - BOCS	REZ1958-0000	R-4	SF	7 !	4		3	POTOMAC
MIA'S MEADOW	REZ2016-00015	PMR	SF	46 !¶	2	Yes	44	POTOMAC
POTOMAC SHORES	PLN2014-00399	PMD, PMR	MF ^M	110 ¶	0	Yes	110	POTOMAC
POTOMAC SHORES	PLN2014-00399	PMD, PMR	SF ^M	812 ¶	230	Yes	582	POTOMAC
POTOMAC SHORES	PLN2014-00399	PMD, PMR	TH ^M	1,329 !¶	524	Yes	805	POTOMAC
POTOMAC SHORES TOWN CENTER (SUP)	SUP2019-00008	PMD	MF	1,154 ¶	0	Yes	1,154	POTOMAC
POWELLS CREEK OVERLOOK	REZ1990-0041	R-4	SF	51 ¶	16	Yes	35	POTOMAC
SADDLEBROOK RUN - BOCS	REZ1998-0034	R-4	SF	18 !	13	Yes	5	POTOMAC
BAYSIDE PARK - BOCS	REZ1958-0000	R-4	SF	29 !	25		4	WOODBIDGE
BELMONT CENTER (Beacon Park remainder - AR)	REZ1999-0022	PMD ^{AR}	TH	22 ¶	0	Yes	22	WOODBIDGE
BELMONT CENTER (Beacon Park remainder)	REZ1999-0022	PMD	TH	60 ¶	0		60	WOODBIDGE
BELMONT CENTER (Beacon Park Towns - AR)	REZ1999-0022	PMD ^{AR}	TH	67 !¶	0	Yes	67	WOODBIDGE
BELMONT CENTER (Beacon Park Towns)	REZ1999-0022	PMD	TH	30 !¶	0	Yes	30	WOODBIDGE
DAWSON PROPERTY	PLN2004-00390	R-6	SF	11 ¶	0		11	WOODBIDGE
PAHLAVINA PROPERTY - BOCS	REZ1958-0000	R-4	SF	2 !	1		1	WOODBIDGE
POTOMAC HOSPITAL	REZ1986-0066	R-30 ^{AR}	MF	410 !	0		410	WOODBIDGE
POTOMAC TOWN CENTER PMD	REZ2017-00002	PMD	MF	192 ¶	0	Yes	192	WOODBIDGE
POTOMAC VIEW 2 - BOCS	REZ1958-0000	R-4	SF	4 !	0		4	WOODBIDGE

Residential Inventory

Case Name ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶
RAY'S REGARDE	REZ2016-00022	PMR	MF	150 ¶	0	Yes	150	WOODBIDGE
RAY'S REGARDE	REZ2016-00022	PMR	TH	175 ¶	0	Yes	175	WOODBIDGE
RIPPON CENTER	PLN2009-00022	PMR	MF	550 ¶	0	Yes	550	WOODBIDGE
RIPPON LANDING (Freestone Point West)	REZ1986-0026	RPC	MF	110	0		110	WOODBIDGE
RIVERGATE PROFFER AMENDMENT	PLN2013-00009	PMR	MF	310 ¶	0	Yes	310	WOODBIDGE
SAINT MARGARET'S CHURCH	PLN2006-00439	PMR	MF	148 ¶	0		148	WOODBIDGE
TYRELL	REZ1970-0032	R-4	SF	10	0		10	WOODBIDGE
VENTURA	PLN2003-00412	R-4	SF	2 ¶	0		2	WOODBIDGE
WOODBIDGE CLAY AND BELL (Mason's Bridge)	REZ1958-0100	R-16	MF	179 @	0	Yes	179	WOODBIDGE

total ⁷ 10,032
 active cases total ⁸ **7,325**

Notes:

1. Case Names ending in "- BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision or owner name is the Case Name.
2. Zoning Districts marked with "AR" contain Age-Restricted housing.
3. Unit types marked with an "M" indicate that the mix of units has been estimated as the proffers allow the developer flexibility of unit type.
4. Unless otherwise noted, approved units are based on recorded proffers. Cases marked with a "¶" have monetary proffers. Cases marked with an "@" are not proffered and the approved number of units is a theoretical yield considering allowed lot size and buildable area. Approved units marked with an exclamation point (!) indicates the actual number of approved units have been reduced to match the subdivision plat or remaining area and no longer gives the entire rezoning quantity.
5. Built units are based on 12/31/2020 GIS Premise Address database using occupancy permits issued.
6. Cases marked with an asterisk (*) overlap into an adjoining District. The District name indicated contained more of the project area in these instances.
7. This total represents the total of the residential inventory in the development area and does not include units in the rural area.
8. This total represents the total number of units that are potentially going to be completed in the near future as these cases are actively being developed.





Residential Inventory of the Rural Area Remaining to be Built as of December 31, 2020

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. A marketing name was shown on some cases in parentheses.

Case Number - This column indicates the case number attached to the zoning case.

Zone - This column indicates the zoning district or districts of the zoned land.

Type - This column indicates the unit type counted in the inventory, either single-family detached (SF), single-family attached (i.e., townhouse) (TH), or multi-family (MF).

Approved - This column indicates the maximum number of units permitted by proffers where applicable. In cases without proffers or where the proffers did not specify the maximum, a maximum theoretical yield was calculated based on the zoning district and acreage. An "@" indicates a calculated unit total. An "!" indicates the actual number of approved units has been reduced to match the subdivision plat or remaining area and no longer gives the entire rezoning quantity.

Built - This column reflects the number of completed units based on assigned premise addresses that have been issued a certificate of occupancy.

Active - This column indicates cases that have some type of development occurring at the time of this report.

Remaining - This column indicates the difference of Approved & Built and represents the number of units yet to be built for that rezoning case or portion of.

District - This column indicates the Magisterial District containing the Zoning Case. An "*" indicates the zoning case is in more than one district.

For additional symbol explanation, refer to the notes at the end of the table.

Table 11

Case Name ³	Case Number	Zone	Type	Approved ¹	Built ²	Active	Remaining	District
ANDREWS CROSSING S2 - BOCS	REZ1958-0000	A-1	SF	7 !	3		4	BRENTSVILLE
BEL WOOD FARM - BOCS	REZ1958-0000	A-1	SF	17 !	6		11	BRENTSVILLE
BELMONT FARMS - BOCS	REZ1958-0000	A-1	SF	10 !	8	Yes	2	BRENTSVILLE
BUCKLAND LAKE - BOCS	REZ1958-0000	A-1	SF	5 !	0	Yes	5	BRENTSVILLE
BUCKLAND WOODS - BOCS	REZ1958-0000	A-1	SF	8 !	1	Yes	7	BRENTSVILLE
CARPALIN ACRES - BOCS	REZ1958-0000	A-1	SF	5 !	1		4	BRENTSVILLE
CATON FARM - BOCS	REZ1958-0000	A-1	SF	5 !	1		4	BRENTSVILLE
CHARLENE PHILLIPS - BOCS	REZ1958-0000	A-1	SF	5 !	1		4	BRENTSVILLE

Residential Inventory

Case Name ³	Case Number	Zone	Type	Approved ¹	Built ²	Active	Remaining	District
COMPTON ESTATES - BOCS	REZ1958-0000	A-1	SF	18 !	1	Yes	17	BRENTSVILLE
DI FILIPPO PARK - BOCS	REZ1958-0000	A-1	SF	17 !	7	Yes	10	BRENTSVILLE
FLEETWOOD AT SLATE RUN - BOCS	REZ1958-0000	A-1	SF	13 !	10	Yes	3	BRENTSVILLE
FLICKINGER AND HOKE - BOCS	REZ1958-0000	A-1	SF	4 !	1	Yes	3	BRENTSVILLE
GABLES AT PARKGATE - BOCS	REZ1958-0000	A-1	SF	6 !	1		5	BRENTSVILLE
GAINESVILLE 96 - BOCS	REZ1958-0000	A-1	SF	9 !	5		4	BRENTSVILLE
GOLDEN GWYNN ESTATES - BOCS	REZ1958-0000	A-1	SF	14 !	7	Yes	7	BRENTSVILLE
HAZELWOOD - BOCS	REZ1958-0000	A-1	SF	36 !	0		36	BRENTSVILLE
JAMES T ANDERSON - BOCS	REZ1958-0000	A-1	SF	5 !	0		5	BRENTSVILLE
JONES PROPERTY - BOCS	REZ1958-0000	A-1	SF	7 !	4		3	BRENTSVILLE
KELLY GREEN ESTATES - BOCS	REZ1958-0000	A-1	SF	17 !	14	Yes	3	BRENTSVILLE
LAKEVIEW FOREST - BOCS	REZ1958-0000	A-1	SF	7 !	0		7	BRENTSVILLE
LEAR - BOCS	REZ1958-0000	A-1	SF	2 !	0		2	BRENTSVILLE
MACKENZIE MEADOWS - BOCS	REZ1958-0000	A-1	SF	18 !	12	Yes	6	BRENTSVILLE
MASSADALE - BOCS	REZ1958-0000	A-1	SF	15 !	7	Yes	8	BRENTSVILLE
MEADOWS AT SLATE RUN ESTATES - BOCS	REZ1958-0000	A-1	SF	5 !	0		5	BRENTSVILLE
MEADOWVIEW FARM - BOCS	REZ1958-0000	A-1	SF	12 !	8		4	BRENTSVILLE
OLD CHURCH ESTATES - BOCS	REZ1958-0000	A-1	SF	16 !	8		8	BRENTSVILLE
PARKGATE ESTATES - BOCS	REZ1958-0000	A-1	SF	8 !	5		3	BRENTSVILLE
PILGRIMS REST ESTATES - BOCS	REZ1958-0000	A-1	SF	4 !	0		4	BRENTSVILLE
PUCKETT - BOCS	REZ1958-0000	A-1	SF	4 !	2		2	BRENTSVILLE
SHIM FAMILY SUBDIVISION - BOCS	REZ1958-0000	A-1	SF	4 !	2		2	BRENTSVILLE
SLATE RUN RESERVE - BOCS	REZ1958-0000	A-1	SF	12 !	11	Yes	1	BRENTSVILLE
VANDERWOUDE FAMILY SUB - BOCS	REZ1958-0000	A-1	SF	11 !	5	Yes	6	BRENTSVILLE
WILLIAM MUIRHEAD - BOCS	REZ1958-0000	A-1	SF	3 !	1	Yes	2	BRENTSVILLE
WILLINGHAM - BOCS	REZ1958-0000	A-1	SF	4 !	0		4	BRENTSVILLE
WINDY MEADOWS - BOCS	REZ1958-0000	A-1	SF	15 !	12	Yes	3	BRENTSVILLE
WINKLER - BOCS	REZ1958-0000	A-1	SF	4 !	0		4	BRENTSVILLE
WINTERFELL ESTATES - BOCS	REZ1958-0000	A-1	SF	4 !	0	Yes	4	BRENTSVILLE
WOODLAWN FARMS - BOCS	REZ1958-0000	A-1	SF	37 !	30	Yes	7	BRENTSVILLE
BELL - BOCS (Lake Jackson)	REZ1958-0000	A-1	SF	92 @	76		16	COLES
BRADLEY FOREST - BOCS	REZ1958-0000	R-4	SF	180 !	167		13	COLES

Residential Inventory

Case Name ³	Case Number	Zone	Type	Approved ¹	Built ²	Active	Remaining	District
BRISTOW WOODLAND ESTATES - BOCS	REZ1958-0000	A-1	SF	8 !	5	Yes	3	COLES
BRISTOW WOODS	REZ1989-0090	SR-5	SF	16	0		16 ¶	COLES
BROWN AND HOOFF - BOCS (Lake Jackson)	REZ1958-0000	A-1	SF	156 @	116		40	COLES
BYRNE - BOCS	REZ1958-0000	A-1, R-4	SF	6 !	4	Yes	2	COLES
CEDAR CREEK FARMS S2 - BOCS	REZ1958-0000	A-1	SF	16 !	12	Yes	4	COLES
COMPTON	REZ1983-0002	SR-1	SF	6 !	4		2	COLES
COMPTON	REZ1983-0002	SR-5	SF	13 !	11		2	COLES
FRENCH HILLS ESTATES - BOCS	REZ1958-0000	A-1	SF	7 !	3		4	COLES
JANET L DAWSON - BOCS	REZ1958-0000	A-1	SF	12 !	8		4	COLES
JANLAND CO PROPERTY - BOCS	REZ1958-0000	A-1	SF	10 !	7		3	COLES
JONES - BOCS	REZ1958-0000	R-4	SF	43 @	11		32	COLES
LAKE VIEW TRACT - BOCS	REZ1958-0000	A-1	SF	18 !	0		18	COLES
LIBERTY OAKS - BOCS	REZ1958-0000	A-1	SF	37 !	26	Yes	11	COLES
LION TRACT LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	40 @	31		9	COLES
LUEKING ESTATES - BOCS	REZ1958-0000	A-1	SF	5 !	3		2	COLES
MAGRATH LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	106 @	72		34	COLES
MOOR GREEN ESTATES - BOCS	REZ1958-0000	A-1	SF	65 !	48	Yes	17	COLES
OAKS JOHNSON LAKE JACKSON HILLS - BOCS	REZ1958-0000	A-1	SF	76 @	43		33	COLES
OAKS JOHNSON LAKE JACKSON HILLS - BOCS	REZ1958-0000	R-4	SF	71 @	31		40	COLES
PROUT - BOCS (Lake Jackson)	REZ1958-0000	A-1	SF	23 @	16		7	COLES
RAHIMI DIVISION - BOCS	REZ1958-0000	A-1	SF	4 !	0		4	COLES
UPPER LAKE JACKSON - BOCS	REZ1958-0000	A-1	SF	31 !	0		31	COLES
ALAVI FOUNDATION - BOCS	REZ1958-0000	A-1	SF	13 !	0		13	GAINESVILLE
BULL RUN DEV CORP - BOCS	REZ1958-0000	A-1	SF	23 !	12		11	GAINESVILLE
BULL RUN MOUNTAIN ESTATES RESUB S4 - BOCS	REZ1958-0000	A-1	SF	5 !	3		2	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S1 - BOCS	REZ1958-0000	A-1	SF	46 !	32		14	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S10 - BOCS	REZ1958-0000	A-1	SF	79 !	15		64	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S11 - BOCS	REZ1958-0000	A-1	SF	49 !	42		7	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S12 - BOCS	REZ1958-0000	A-1	SF	17 !	4		13	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S14 - BOCS	REZ1958-0000	A-1	SF	10 !	4		6	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S15 - BOCS	REZ1958-0000	A-1	SF	107 !	49		58	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S16 - BOCS	REZ1958-0000	A-1	SF	55 !	9		46	GAINESVILLE

Residential Inventory

Case Name ³	Case Number	Zone	Type	Approved ¹	Built ²	Active	Remaining	District
BULL RUN MOUNTAIN ESTATES S17 - BOCS	REZ1958-0000	A-1	SF	79 !	17		62	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S3 - BOCS	REZ1958-0000	A-1	SF	86 !	52		34	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S4 - BOCS	REZ1958-0000	A-1	SF	102 !	78		24	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S5 - BOCS	REZ1958-0000	A-1	SF	69 !	30		39	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S6 - BOCS	REZ1958-0000	A-1	SF	88 !	53		35	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S7 - BOCS	REZ1958-0000	A-1	SF	58 !	28		30	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S8 - BOCS	REZ1958-0000	A-1	SF	51 !	44		7	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S9 - BOCS	REZ1958-0000	A-1	SF	36 !	10		26	GAINESVILLE
CHIMNEYS	REZ1989-0070	A-1, SR-5	SF	11 !	5		6	GAINESVILLE
CHRYSANTHEMUM FARM - BOCS	REZ1958-0000	A-1	SF	3 !	0		3	GAINESVILLE
DOMINION RESERVE - BOCS	REZ1958-0000	A-1	SF	11 !	9		2	GAINESVILLE
FOREST HILLS OF VIRGINIA - BOCS	REZ1958-0000	A-1	SF	18 !	14	Yes	4	GAINESVILLE
GEISEL	REZ1984-0048	SR-1	SF	1	0		1	GAINESVILLE
GEISEL	REZ1984-0048	SR-5	SF	2	0		2	GAINESVILLE
GEORGE W LANSDOWNE ESTATE - BOCS	REZ1958-0000	A-1	SF	11 !	2		9	GAINESVILLE
HADDONFIELD - BOCS	REZ1958-0000	A-1	SF	13 !	7	Yes	6	GAINESVILLE
HAUSLER FAMILY - BOCS	REZ1958-0000	A-1	SF	6 !	3	Yes	3	GAINESVILLE
LAURA LANSDOWNE - BOCS	REZ1958-0000	A-1	SF	14 !	1		13	GAINESVILLE
LAWNVALE ESTATES S1 - BOCS	REZ1958-0000	A-1	SF	31 !	29		2	GAINESVILLE
LELANDS POND - BOCS	REZ1958-0000	A-1	SF	3 !	1		2	GAINESVILLE
MAGNOLIA MEADOWS - BOCS	REZ1958-0000	A-1	SF	10 !	1	Yes	9	GAINESVILLE
MOUNTAIN FARM - BOCS	REZ1958-0000	A-1	SF	115 !	71	Yes	44	GAINESVILLE
NORTHWOOD ESTATES S2 - BOCS	REZ1958-0000	A-1	SF	41 !	31	Yes	10	GAINESVILLE
POTTER FAMILY SUBDIVISION - BOCS	REZ1958-0000	A-1	SF	10 !	2	Yes	8	GAINESVILLE
ROSE HILL ESTATES - BOCS	REZ1958-0000	A-1	SF	21 !	18		3	GAINESVILLE
STONEWALL FARMS - BOCS	REZ1958-0000	A-1	SF	12 !	9		3	GAINESVILLE
SUDLEY MOUNTAIN - BOCS	REZ1958-0000	A-1	SF	41 !	32		9	GAINESVILLE
THE HILLS AT WATERFALL - BOCS	REZ1958-0000	A-1	SF	4 !	1		3	GAINESVILLE
THE PROPERTY OF VCE - BOCS	REZ1958-0000	A-1	SF	7 !	2		5	GAINESVILLE
THE RESERVE AT FALLEN OAKS - BOCS	REZ1958-0000	A-1	SF	22 !	2	Yes	20	GAINESVILLE
THE WOODS AT EVERGREEN - BOCS	REZ1958-0000	A-1	SF	4 !	2	Yes	2	GAINESVILLE
THUNDER OAK - BOCS	REZ1958-0000	A-1	SF	42 !	34	Yes	8	GAINESVILLE

Residential Inventory

Case Name ³	Case Number	Zone	Type	Approved ¹	Built ²	Active	Remaining	District	
TRAPPERS RIDGE - BOCS	REZ1958-0000	A-1	SF	15 !	6		9	GAINESVILLE	
WATERFALL FARM - BOCS	REZ1958-0000	A-1	SF	10 !	7		3	GAINESVILLE	
WELDON ESTATES - BOCS	REZ1958-0000	A-1	SF	2 !	0		2	GAINESVILLE	
SADIE COLES SUBDIVISION - BOCS	REZ1958-0000	A-1	SF	18 !	6		12	POTOMAC	
							total ⁴	1,260	
							active case units ⁵	245	

Notes:

1. Unless otherwise noted, approved units are based on recorded proffers. Cases marked with a "¶" have monetary proffers. Cases marked with an @ are not proffered and the approved number of units is a theoretical yield considering allowed lot size and buildable area. Approved units marked with an exclamation point (!) indicates the actual number of approved units have been determined by a subdivision plat, or remaining area, and may no longer give the entire rezoning or subdivision quantity.
2. Built units are based on 12/31/2018 GIS Premise Address database using occupancy permits issued.
3. Case Names ending in "- BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision name is the Case Name.
4. This total represents the total units yet to be built in this report.
5. This total represents the number of units that will potentially be completed in the near future, as these cases are actively being developed.





Residential Rezoning Approved by the Board of County Supervisors that Created Additional Residential Units in 2020

1/1/2020 through 12/31/2020

Table 12

Case Number	Case Name	Acreage	Single Family Units	Townhouse Units	Multi-Family Units	Unit Total	Approval Date	District
REZ2016-00010	DANFORA PROPERTY	0.34	1	0	0	1	2/18/2020	NEABSCO
REZ2016-00029	DEVLIN ROAD REZONING	269.90	516	0	0	516	3/10/2020	BRENTSVILLE
Total Acres 270.24			517	0	0	517 Total Units		

Column descriptions:

- Case Number** - This column indicates the case number attached to the zoning case.
- Case Name** - This column indicates the current name attached to the zoning case.
- Acreage** - This column indicates the amount of rezoned land area in acres.
- Single Family Units** - This column indicates the approved quantity of detached single-family dwelling units.
- Townhouse Units** - This column indicates the approved quantity of attached single-family dwelling units.
- Multi-Family Units** - This column indicates the approved quantity of attached multi-family dwelling units.
- Unit Total** - This column indicates the sum of dwelling units in the three categories.
- Approval Date** - This column represents the date the rezoning was approved by the Board of County Supervisors.





Non-Residential Inventory of Uncommitted Rezoning Cases Remaining to be Built as of December 31, 2020

Non-Residential zoned cases that will most likely be built to their rezoned intended use are shown in this table and identified as “Uncommitted”. Their intended or calculated GFA is used to project future growth and provide a potential total GFA.

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. Cases with "(SUP)" at the end of the name are special use permits. A marketing name was shown on some cases in parentheses also.

Case Number - This column indicates the case number attached to the zoning or special use permit case.

Zone - This column indicates the zoning district of the zoned land.

Remaining Acreage - This column indicates the acreage that is still available to be built upon. This can represent the entire or a partial amount of the zoning or special use permit case.

Remaining Square Feet - This column indicates the potential amount of non-residential square feet that remains to be built of the indicated portion of the zoning or special use permit case.

District - This column indicates the Magisterial District containing the zoning or special use permit case. An "*" indicates the case is in more than one district.

For additional symbol explanation, refer to the notes at the end of the table.

Table 13

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
11951 SUDLEY MANOR DRIVE	REZ2020-00010	PBD	54.05	529,156	BRENTSVILLE
3DF ASSOCIATES	PLN2005-00299	M-2	6.34	141,190	BRENTSVILLE
8534 WELLINGTON ROAD REZONING	REZ2018-00004	O(M)	1.79	45,614	BRENTSVILLE
AIRPORT COMMERCE CENTER	REZ1985-0045	B-1	2.99	19,562	BRENTSVILLE
ALBRITE INDUSTRIAL ROAD	REZ2018-00020	M/T	4.07	39,890	BRENTSVILLE
ALLIANCE MOVING	REZ1988-0075	M-2	2.93	29,000	BRENTSVILLE
ARC-BOCS	REZ1958-0021	M-1	117.08	956,251	BRENTSVILLE
BARRETT'S CROSSING	PLN2001-00167	M-2	3.41	27,851	BRENTSVILLE
BEYER AUTOMOTIVE	PLN2001-00277	B-1	4.44	29,030	BRENTSVILLE
CABELA'S REZONING	REZ2015-20005	B-1	1.91	10,000	BRENTSVILLE
CARNOCH WAY - BRAEMAR	REZ2016-00008	RPC	2.87	18,753	BRENTSVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
CEDAR MEADOWS PROFFER AMENDMENT	REZ2020-00008	B-1	19.69	128,654	BRENTSVILLE
COHN BERNSTEIN	REZ1971-0001	M-2	107.12	874,903	BRENTSVILLE
EARL'S AUTOBODY	PLN2007-00299	M-1	3.44	49,400	BRENTSVILLE
ECO-NIZE COMMERCIAL	REZ2020-00003	B-1	1.04	10,442	BRENTSVILLE
FLANNERY COURT - BOCS	REZ1979-0039	M-2	3.00	24,535	BRENTSVILLE
GAINESVILLE CENTER	REZ1994-0016	B-1	8.32	54,363	BRENTSVILLE
GAINESVILLE DEVELOPMENT	REZ1968-0026	B-1	1.00	6,534	BRENTSVILLE
GARDNER	REZ1965-0052	B-1	6.92	45,215	BRENTSVILLE
GASKINS	REZ1979-0042	M-2	6.40	52,262	BRENTSVILLE
GOUGH	REZ1958-0004	B-1	2.63	17,156	BRENTSVILLE
HORNBAKER INDUSTRIAL PARK	PLN2001-00313	M-1	1.70	13,885	BRENTSVILLE
HUNTER AT HAYMARKET	PLN2010-00182	O(M)	35.01	343,146	BRENTSVILLE
HUNTER PROPERTY	PLN2010-00309	M-1	4.70	38,387	BRENTSVILLE
HURST	REZ1965-0009	M-1	12.89	105,279	BRENTSVILLE
INDEPENDENCE	REZ1996-0029	M-2	25.32	206,801	BRENTSVILLE
INNOVATION AT PW	PLN2007-00535	PBD	80.67	790,647	BRENTSVILLE
LAKE VIEW PROFESSIONAL CENTER	PLN2010-00193	O(M)	10.02	129,500	BRENTSVILLE
LDS - GLENKIRK ROAD PROPERTY (SUP)	SUP2019-00028	R-2	0.12	1,800	BRENTSVILLE
LIFETIME FITNESS AT VA GATEWAY	REZ2016-00019	B-1	4.47	29,207	BRENTSVILLE
MADISON SQUARE	REZ2017-00019	PMD	18.24	170,000	BRENTSVILLE
MANASSAS ASSOCIATES I	REZ1974-0037	B-1	14.35	93,746	BRENTSVILLE
MAUCK	REZ1982-0001	M-2	8.73	71,302	BRENTSVILLE
MCDONALDS	REZ1991-0017	B-1	1.56	10,193	BRENTSVILLE
MECKLER	REZ1969-0022	B-1	4.17	27,275	BRENTSVILLE
N AND E COMPANY	REZ1971-0042	M-1	4.32	35,284	BRENTSVILLE *
NEW BRISTOW OFFICE CENTER	PLN2005-00014	O(L)	1.37	8,958	BRENTSVILLE
NEW BRISTOW VILLAGE	PLN2001-00157	PMR	9.77	163,156	BRENTSVILLE
PLANTATION INVESTMENT	REZ1974-0036	M-2	9.67	78,979	BRENTSVILLE
POMEROY - BOCS	REZ1979-0039	M-2	9.91	80,953	BRENTSVILLE
PRINCE WILLIAM ELECTRIC COOPERATIVE	REZ1958-0060	B-1	15.93	104,087	BRENTSVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
PROGRESS BUSINESS CENTER	REZ1994-0004	M-1	3.34	27,279	BRENTSVILLE
RECTOR	REZ1976-0002	B-1	9.64	62,993	BRENTSVILLE
RINALDI	REZ1987-0035	M-1	2.32	18,949	BRENTSVILLE
RPT INDUSTRIAL PARK	REZ1989-0056	M-1	2.89	23,604	BRENTSVILLE
SARAH CENTER	PLN2008-00280	M-2	1.78	21,600	BRENTSVILLE
SOMERWOOD	PLN2002-00026	O(L)	3.43	22,442	BRENTSVILLE
STOKES	REZ1987-0089	PBD	5.42	53,121	BRENTSVILLE *
STONECREST	REZ1989-0038	B-1	0.67	34,778	BRENTSVILLE
STRINGER	PLN2001-00174	B-1	1.38	9,017	BRENTSVILLE
SUBMISSION MINISTRIES & FELLOWSHIP (SUP)	SUP2017-00028	A-1	2.40	11,400	BRENTSVILLE
SUPERIOR PROPERTIES - BOCS	REZ1958-0021	M-1	16.71	136,479	BRENTSVILLE
THE SHOPPES AT LAKE MANASSAS	PLN2008-00324	RPC	6.08	59,590	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	M-2	7.44	60,000	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	PMD	25.58	173,300	BRENTSVILLE
VICTORY'S CROSSING CHURCH (SUP)	PLN2012-00366	A-1	17.64	40,000	BRENTSVILLE
VIRGINIA CRANE RENTAL, INC.	PLN2012-00153	M-1	8.63	70,486	BRENTSVILLE
VIRGINIA GATEWAY PROMENADE HOTEL	PLN2014-00198	B-1	0.54	84,500	BRENTSVILLE
VIRGINIA MEADOWS	REZ1986-0004	M-2	14.58	119,082	BRENTSVILLE
WELLINGTON EQUITIES	REZ1985-0057	M-2	3.20	26,136	BRENTSVILLE
WELLINGTON GLEN	PLN2012-00105	PMD	96.60	1,004,751	BRENTSVILLE
WELLINGTON ROAD WI-NOT STOP REZONE	REZ2019-00023	B-1	2.03	3,500	BRENTSVILLE
WELLINGTON SQUARE	REZ1988-0025	B-1	2.26	19,900	BRENTSVILLE
WORSHAM	REZ1979-0021	M-2	14.94	122,022	BRENTSVILLE
YOUTH FOR TOMORROW/STADLER PROP	PLN2015-00096	B-1	22.56	500,000	BRENTSVILLE
AEC LIMITED - BOCS	REZ1958-0000	B-1	7.53	49,191	COLES
ASHLAND SQUARE PARCEL B	REZ2018-00003	M-2	4.48	35,000	COLES
BRADLEY SQUARE COMMERCIAL	REZ2019-00017	B-1	2.99	58,893	COLES
CORRIDOR BUSINESS PARK	REZ1987-0069	M-2	20.50	167,434	COLES
DIBEX	REZ1989-0079	B-1	5.41	35,322	COLES
EKE YAR LLC (SUP)	PLN2009-00553	B-1	0.93	3,500	COLES

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
GARCIA OFFICE PARK	PLN2002-00204	O(L)	4.86	31,741	COLES
GEISLER PROPERTY	PLN2009-00403	B-2	8.90	86,400	COLES
HERITAGE CROSSING	PLN2014-00020	PMR	3.75	36,754	COLES
HOADLY - GRACE REFORMED PRESB CH (SUP)	PLN2012-00175	A-1	5.83	10,562	COLES
IMMANUEL ANGLICAN CHURCH (SUP)	SUP2015-20004	SR-1	5.06	20,000	COLES
JPI-YORKSHIRE	PLN2006-00072	B-1	2.15	25,000	COLES
KELLER ROBINSON	PLN2000-00196	B-1	3.81	24,904	COLES
LAWSON	REZ1976-0027	B-1	0.19	1,267	COLES
LIBERIA AVENUE	REZ2017-00024	B-1	6.19	40,445	COLES
LINDSAY COLLISION CENTER (SUP)	SUP2016-00024	B-1	5.02	33,000	COLES
LINDSAY VOLKSWAGEN - MANASSAS (SUP)	SUP2016-00004	B-1	4.41	24,200	COLES
MARSHALL CENTER	REZ1988-0083	B-1	25.07	163,788	COLES
PARSONS BUSINESS PARK - FUEL STATION (SUP)	SUP2018-00025	PBD	3.80	6,077	COLES
PARSONS BUSINESS PARK - M/T LB4	REZ2018-00018	M/T	59.56	583,737	COLES
PARSONS BUSINESS PARK - M-1 LB1	REZ2018-00018	M-1	3.92	166,486	COLES
PARSONS BUSINESS PARK - M-1 LB3	REZ2018-00018	M-1	23.57	192,518	COLES
PRICE EAGLE	REZ1986-0018	B-1	4.10	26,789	COLES
STAPLES MILL	REZ1998-0018	B-2	2.94	14,422	COLES
VETERANS FARM CLUB (PWC Fairgrounds)	REZ1958-0048	B-1	48.07	314,110	COLES
WILLIAMS	REZ1974-0030	B-1	6.91	45,142	COLES
WOLF RUN INDUSTRIAL	REZ2015-20002	M-1	18.75	28,000	COLES
WOODBRIIDGE SEVENTH DAY ADVENTIST	PLN2008-00424	O(M)	6.40	60,000	COLES
AMERICAN TRADE CENTER	REZ1990-0024	B-3	4.99	16,302	GAINESVILLE
AMERICAN TRADE CENTER	REZ1990-0024	M-2	2.05	16,780	GAINESVILLE
BALLS FORD BUSINESS PARK	PLN2006-00126	O(H)	7.80	127,413	GAINESVILLE
BATTLEFIELD BUSINESS PARK	REZ1998-0027	PBD	10.84	106,257	GAINESVILLE
BETHLEHEM WOODS	PLN2004-00114	M-2	3.83	31,318	GAINESVILLE
BLACKBURN	PLN2014-00040	PMD	35.88	1,115,000	GAINESVILLE
BREEDEN	REZ1972-0011	B-1	9.89	64,596	GAINESVILLE
COVERSTONE LAND LTD	REZ1972-0008	B-1	0.77	5,009	GAINESVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
FORT WARREN	REZ1967-0028	B-1	1.75	11,435	GAINESVILLE
HAYMARKET CROSSING	PLN2008-00668	PBD	52.48	514,356	GAINESVILLE
HEATHCOTE DEVELOPMENT	PLN2012-00007	O(M)	2.81	40,000	GAINESVILLE
HERITAGE HUNT - SIMS PROPERTY	PLN2013-00259	PMD	8.56	161,226	GAINESVILLE
HERITAGE HUNT COMMERCIAL	PLN2003-00046	PBD	20.35	199,450	GAINESVILLE
HOPPMANN	REZ1997-0009	M-2	3.52	28,750	GAINESVILLE
JOHN MARSHALL COMMONS	PLN2013-00115	V	2.42	15,810	GAINESVILLE
LINCH GROUP	REZ1988-0076	O(L)	1.71	11,163	GAINESVILLE
LINDEN	REZ1987-0015	M-2	17.42	142,283	GAINESVILLE
LINDEN	REZ1987-0015	O(L)	9.29	60,701	GAINESVILLE
MARKET CENTER - LAND BAY 3	PLN2014-00214	PMD	2.51	41,001	GAINESVILLE
MARKET CENTER AT HAYMARKET PAD SITE	PLN2008-00680	PMD	1.02	16,582	GAINESVILLE
MOUNT JACKSON	REZ1990-0068	B-1	1.12	7,384	GAINESVILLE
ORCHARD GLEN REZONING	PLN2007-00274	O(F)	0.87	26,983	GAINESVILLE
SIXTY SIX COMMERCE CENTER	PLN2003-00093	M-1	1.62	13,231	GAINESVILLE
SOMERSET	REZ1998-0002	B-1	3.70	24,189	GAINESVILLE
SOUTHVIEW	REZ1997-0004	B-1	100.25	1,132,560	GAINESVILLE
STATION METRO EXPRESS AUTO WASH (SUP)	SUP2020-00014	B-1	1.18	5,423	GAINESVILLE
THE VILLAGE AT HEATHCOTE MEDICAL OFFICE	REZ2017-00025	PBD	4.41	15,000	GAINESVILLE
VILLAGE PLACE	PLN2002-00139	PMD	40.88	650,200	GAINESVILLE
WESTMARKET	REZ1988-0081	B-1	32.77	214,118	GAINESVILLE
WHEELER	REZ1958-0043	B-1	13.84	90,431	GAINESVILLE
WHEELER SMITH WOOD SOLITE	REZ1969-0021	M-1	12.35	100,869	GAINESVILLE
CENTREPOINTE	REZ1991-0016	PBD	1.50	14,702	NEABSCO
COUNTY CENTER	PLN2000-00132	PMD	5.11	83,472	NEABSCO
DALE CITY RPC	REZ1969-0018 ⁵	RPC	69.77	683,816	NEABSCO *
DUVALL	REZ1984-0021	B-1	1.34	8,756	NEABSCO
HOLLIS	REZ1985-0004	O(L)	1.04	6,823	NEABSCO
HYLTON CHAPEL	REZ1994-0001	B-1	3.56	23,261	NEABSCO
LONG MCGLOTHLIN	REZ1987-0033	B-1	9.34	61,028	NEABSCO

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
PRINCE WILLIAM TOWN CENTER ADDITION	PLN2001-00100	O(M)	3.17	44,000	NEABSCO
REDDING	REZ1973-0016	B-1	2.52	16,466	NEABSCO
RIDGEFIELD VILLAGE	REZ1999-0024	B-1	1.56	10,193	NEABSCO
TOWN CROSSING	REZ1989-0101	B-1	8.45	55,186	NEABSCO
UPTON FOREST	REZ1984-0024	M-2	3.35	27,385	NEABSCO
DAVIS	REZ1973-0013	B-1	1.23	8,038	OCCOQUAN
ENGLISH OAKS II COMMERCE CENTER	PLN2007-00146	O(M)	8.79	86,151	OCCOQUAN
GARBER PROPERTY	PLN2000-00055	B-1	2.04	13,329	OCCOQUAN
HAWTHORN RETIREMENT RESIDENCE	REZ2019-00024	PMD	5.38	202,668	OCCOQUAN
J. MANLEY GARBER	REZ1975-0016	B-1	1.18	7,710	OCCOQUAN
KAZOBIE LP	REZ1987-0053	B-1	3.53	23,079	OCCOQUAN
KINCHELOE	REZ1983-0009	B-1	1.73	11,333	OCCOQUAN
LAKE RIDGE NURSERY	REZ2020-00006	B-2	3.44	23,654	OCCOQUAN
LAKE RIDGE RPC (3431 Commission Court)	REZ1971-0030	O(M)	3.94	38,639	OCCOQUAN
OHS	REZ1985-0027	O(L)	0.35	2,272	OCCOQUAN
OLD BRIDGE ESTATES	REZ1987-0074	B-2	2.13	10,438	OCCOQUAN
POTOMAC CORNER CENTER	REZ2016-00027	B-1	3.76	29,400	OCCOQUAN
REIDS PROSPECT	PLN2000-00041	PMD	8.44	137,867	OCCOQUAN
ROLLINGWOOD CENTER	PLN2004-00160	B-1	1.42	10,000	OCCOQUAN
SHERBROOKE	REZ1986-0002	B-1	1.43	9,353	OCCOQUAN
THE GLEN	PLN2006-00525	B-1	3.37	22,020	OCCOQUAN
TRAVERS	PLN2004-00119	M-2	8.94	72,997	OCCOQUAN
VALUE ENGINEERING	REZ1968-0016	B-1	1.38	9,017	OCCOQUAN
VANTAGE POINTE	PLN2011-00161	B-1	1.03	5,000	OCCOQUAN
WASHINGTON INDUSTRIAL PARK	REZ1985-0063	M-2	2.24	18,295	OCCOQUAN
WOOD INTERSTATE	REZ1974-0007	B-1	1.49	9,739	OCCOQUAN
AJAY REALTY	PLN2001-00271	M-2	2.99	15,000	POTOMAC
ASHLAND	REZ1997-0034	B-1	9.92	64,817	POTOMAC
BLACKWELL	REZ1995-0057	M-2	3.07	25,097	POTOMAC
CONSEJEROS DE JUDA MONTE DE SION (SUP)	PLN2010-00167	A-1	11.35	29,000	POTOMAC

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
DALE CITY MOOSE LODGE (SUP)	SUP2018-00032	A-1	13.96	11,704	POTOMAC
DELANEY AT POTOMAC SHORES (SUP)	SUP2019-00007	PMD	10.14	250,000	POTOMAC
FETLER DRIVE PROPERTY (SUP)	PLN2011-00425	PBD	2.97	79,000	POTOMAC
FIRST MOUNT ZION BAPTIST CHURCH	PLN2013-00373	B-1	8.69	120,000	POTOMAC
GRACE CHRISTIAN CHURCH REZONING	REZ2017-00007	B-1	2.30	15,028	POTOMAC
HYLTON	REZ1971-0034	B-1	13.62	88,993	POTOMAC
JOHNSON WIMSATT (Southbridge Plaza)	REZ1967-0029	B-1	2.53	16,531	POTOMAC
KELLY'S RIDGE CAR WASH (SUP)	SUP2020-00015	B-1	0.86	3,916	POTOMAC
MANDERFIELD	REZ1958-0082	B-1	5.22	34,107	POTOMAC
PERS CONSTRUCTION	PLN2003-00051	M-2	2.87	23,478	POTOMAC
POTOMAC SHORES TOWN CENTER (SUP)	SUP2019-00008 ⁶	PMD	109.83	1,794,073	POTOMAC
PRINCE WILLIAM FIVE ASSOCIATES	REZ1975-0001	B-1	12.95	84,615	POTOMAC
PRINCETON WOODS PAD SITE 1	REZ1990-0080	B-1	1.31	8,560	POTOMAC
QUANTICO GATEWAY	PLN2003-00288	B-1	3.83	25,025	POTOMAC
SMITAL CORPORATION	REZ1998-0030	B-1	1.35	8,829	POTOMAC
SOUTH DUMFRIES - BOCS	REZ1958-0000	B-1	4.85	31,690	POTOMAC
THE CALVERT COMPANY	REZ1986-0062	B-1	3.82	24,960	POTOMAC
TOWNSEND	REZ1972-0030	B-1	8.90	58,153	POTOMAC
TOWNSEND	REZ1980-0003	M-2	54.37	444,055	POTOMAC
VAN BUREN INVESTMENTS	REZ1986-0014	PBD	28.35	277,858	POTOMAC
WICKLIFFE BUSINESS CENTER	REZ1989-0035	M-2	25.66	209,612	POTOMAC
WICKLIFFE VILLAGE	REZ1988-0009	M-2	60.30	492,500	POTOMAC
BELMONT CENTER	REZ1999-0022	PMD	8.07	131,823	WOODBIDGE
COWLES NISSAN (SUP)	PLN2014-00120	B-1	1.87	15,991	WOODBIDGE
ELROD (Freedom HS)	REZ1973-0025	B-1	14.59	95,323	WOODBIDGE *
HEPNER	REZ1976-0025	O(L)	0.62	4,083	WOODBIDGE
HESS	REZ1967-0034	B-1	14.90	97,357	WOODBIDGE
HYLTON	REZ1964-0017	B-1	2.84	18,559	WOODBIDGE
JONES	REZ1973-0021	O(L)	2.78	31,788	WOODBIDGE
KIRCHER	REZ1985-0041	B-1	18.36	119,937	WOODBIDGE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
MCDONALD'S - JEFFERSON PLAZA (SUP)	SUP2019-00009	B-1	0.93	4,540	WOODBIDGE
MOUNTCASTLE TURCH CREMATORY (SUP)	SUP2019-00005	B-1	0.10	1,700	WOODBIDGE
PATTERSON	REZ1989-0054	B-1	0.94	6,142	WOODBIDGE
POTOMAC HOSPITAL	PLN2003-00299	O(H)	8.51	80,000	WOODBIDGE
POTOMAC TOWN CENTER OFFICE REZONING	REZ2017-00003	B-1	2.57	440,000	WOODBIDGE
POTOMAC TOWN CENTER PMD	REZ2017-00002	PMD	3.85	29,550	WOODBIDGE
RIPPON CENTER	PLN2009-00022	PMR	0.82	47,000	WOODBIDGE
RIVER OAKS	REZ1991-0006	B-1	2.28	14,910	WOODBIDGE
SCHAEFFER	REZ1971-0020	B-1	1.21	7,932	WOODBIDGE
WALTERS	REZ1972-0026	B-1	3.18	20,800	WOODBIDGE
			total ⁷ ± 2,287	total ⁸ 22,797,901	

Notes:

1. Case Names ending in "-BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision or project name is the Case Name. Cases with "(SUP)" at the end of the name are special use permits.
2. The remaining acreage was determined to be the land available to be developed or the entire zoned area dependent on the zoning case. In some instances, this acreage may reflect only a small amount of the original rezoning or special use permit case. The acreage indicated was calculated by using the County's GIS software.
3. The remaining building area was calculated by several different methods. Most zoning cases (primarily older) were calculated by using modified FAR values. These values were adjusted to reflect current trends in development. Other cases use the proffered or conditioned building area amounts, or specific proffered or conditioned FAR values.
4. Cases marked with an asterisk (*) overlap into an adjoining District. The District name indicated contained more of the project area in these instances.
5. Dale City RPC undeveloped land was calculated using the FAR of the B-1 zoning district. Dale City consists of multiple zoning cases to include portions of: REZ1968-0001, REZ1969-0018, REZ1975-0014, REZ1999-0017, and REZ1999-0039.
6. Potomac Town Center has Proffers of up to 3,700,000 GFA. However, the current plans do not approach this total.
7. The total is not the absolute total acreage to be built upon for non-residential purposes. This total represents the total acreage listed in this report containing only major zoning and special use permit cases with structures yet to be built. Many older by-right parcels were not projected.
8. The total is not the absolute non-residential building area to be built for non-residential purposes. This total represents the square feet listed in this report containing only major zoning and special use permit cases with structures yet to be built. Many older by-right parcels were not projected.



Non-Residential Inventory of Committed Rezoning as of December 31, 2020

Non-Residential projects that are currently used as equipment storage or are owned by known data or distribution center developers are in this table and are deemed "Committed". As such, the potential GFA for committed projects are only shown for reference purposes in this table and not used for additional calculations.

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. Cases with "(SUP)" at the end of the name are special use permits. A marketing name was shown on some cases in parentheses also.

Case Number - This column indicates the case number attached to the zoning or special use permit case.

Zone - This column indicates the zoning district of the zoned land.

Remaining Acreage - This column indicates the acreage that is still available to be built upon. This can represent the entire or a partial amount of the zoning or special use permit case.

Remaining Square Feet - This column indicates the potential amount of non-residential square feet that remains to be built of the indicated portion of the zoning or special use permit case.

District - This column indicates the Magisterial District containing the zoning or special use permit case. An "*" indicates the case is in more than one district.

For additional symbol explanation, refer to the notes at the end of the table.

Table 14

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
AURA DEVELOPMENT	REZ2017-00023	M-2	261.71	2,502,270	BRENTSVILLE
BUCKEYE TIMBER PROPERTIES	PLN2008-00600	M-2	13.65	253,000	BRENTSVILLE
ELI LILLY	PLN2002-00343	PBD	19.29	189,055	BRENTSVILLE
ELI LILLY AT INNOVATION	PLN2007-00749	PBD	117.10	1,147,720	BRENTSVILLE
GARDNER	REZ1965-0052	B-1	19.59	128,001	BRENTSVILLE
IBM	REZ1980-0030	M-2	33.16	270,834	BRENTSVILLE
INDEPENDENCE	REZ1996-0029	M-2	4.28	34,957	BRENTSVILLE
INDUSTRIAL COMPLEX - BOCS	REZ1979-0039	M-2	44.34	362,147	BRENTSVILLE
INNOVATION AT PW	PLN2007-00535	PBD	8.42	82,524	BRENTSVILLE
INNOVATION EXECUTIVE CENTER	PLN2007-00522	M-2	1.82	14,872	BRENTSVILLE
LACY	REZ1958-0034	M-1	4.81	39,286	BRENTSVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
MOORE	REZ1970-0015	M-1	17.92	146,362	BRENTSVILLE
PRA RELEASE, HORNBAKER RD	REZ2019-00032	PBD	34.09	1,113,720	BRENTSVILLE
RANDOLPH RIDGE - EGG LTD PARTNERSHIP	REZ2016-00005	M-1	6.65	142,877	BRENTSVILLE
RANDOLPH RIDGE, LLC	PLN2011-00325	M/T	2.18	29,504	BRENTSVILLE
RECTOR SEELEY	REZ1966-0047	M-1	6.49	53,007	BRENTSVILLE
REDSTONE INDUSTRIAL PARK	PLN2008-00253	M-1	47.68	389,426	BRENTSVILLE
ROBERT TRENT JONES (Lidl)	REZ1996-0004	RPC	5.33	35,962	BRENTSVILLE
STADLER PROPERTY	PLN2011-00007	B-1	3.14	20,536	BRENTSVILLE
STONECREST (VDOT)	REZ1989-0038	B-1	4.65	34,778	BRENTSVILLE
USTA AT INNOVATION	REZ2017-00016	PBD	46.01	307,000	BRENTSVILLE
WELLINGTON GLEN	PLN2004-00105	O(F)	14.66	148,500	BRENTSVILLE
WELLINGTON GLEN	PLN2004-00105	PMD	21.77	278,000	BRENTSVILLE
WORSHAM	REZ1979-0021	M-2	4.14	33,813	BRENTSVILLE
YOUTH FOR TOMORROW	REZ2019-00034	PBD	181.48	1,323,352	BRENTSVILLE
SUDLEY ROAD WI-NOT STOP (SUP)	SUP2019-00038	B-1	0.70	2,350	COLES
YORKSHIRE PROFESSIONAL CENTER	REZ1990-0040	O(L)	1.72	16,200	COLES
AVANTI AT INNOVATION PRA & REZ	REZ2019-00028	PBD	88.20	2,881,494	GAINESVILLE
BETHELEM CONTRACTORS OFFICE	REZ2019-00021	M-1	5.37	89,352	GAINESVILLE
GAINESVILLE CROSSING	REZ2018-00008	PBD	152.79	4,670,835	GAINESVILLE
HOPPMANN (SUP)	REZ1997-0009	M-2	2.52	5,000	GAINESVILLE
JAMES MADISON MARKETPLACE	REZ2017-00020	PBD	8.58	84,093	GAINESVILLE
JOHN MARSHALL COMMONS	REZ1987-0051	B-1	10.57	69,064	GAINESVILLE
JOHN MARSHALL COMMONS	REZ1987-0051	M-2	12.23	99,889	GAINESVILLE
MIDWOOD	PLN2003-00162	PBD	6.95	68,117	GAINESVILLE
MIDWOOD CENTER	PLN2003-00108	PBD	19.05	186,709	GAINESVILLE
THE VILLAGE AT HEATHCOTE MED OFF (PWHS)	REZ2017-00025	PBD	7.49	20,000	GAINESVILLE
WESTVIEW 66	REZ2019-00025	PBD	40.69	531,737	GAINESVILLE
MASSEY	REZ1983-0001	O(L)	3.30	21,540	NEABSCO
RIDGEFIELD VILLAGE (Lidl)	REZ1999-0024	B-1	1.56	10,193	NEABSCO
RIDGEFIELD VILLAGE RETAIL CENTER (SUP)	SUP2020-00031	B-1	1.31	2,492	NEABSCO
THE WARTIME MUSEUM (Museum Area)	PLN2010-00379	RPC	93.70	100,000	NEABSCO

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
PRINCE WILLIAM FIVE ASSOC (Barracks Row)	REZ1975-0001	B-1	14.05	91,803	POTOMAC
KOONS USED CAR OUTLET (SUP)	SUP2018-00039	B-1	6.36	5,414	WOODBRIDGE
			total ⁶ ± 1,402	total ⁷ 18,037,786	

Notes:

1. Case Names ending in "-BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision or project name is the Case Name. Cases with "(SUP)" at the end of the name are special use permits.
2. The remaining acreage was determined to be the land available to be developed or the entire zoned area dependent on the zoning case. In some instances, this acreage may reflect only a small amount of the original rezoning or special use permit case. The acreage indicated was calculated by using the County's GIS software.
3. The remaining building area was calculated by several different methods. Most zoning cases (primarily older) were calculated by using modified FAR values. These values were adjusted to reflect current trends in development. Other cases use the proffered or conditioned building area amounts, or specific proffered or conditioned FAR values.
4. Cases marked with an asterisk (*) overlap into an adjoining District. The District name indicated contained more of the project area in these instances.
5. Dale City RPC undeveloped land was calculated using the FAR of the B-1 zoning district. Dale City consists of multiple zoning cases to include portions of: REZ1968-0001, REZ1969-0018, REZ1975-0014, REZ1999-0017, and REZ1999-0039.
6. The total is not the absolute total acreage to be built upon for non-residential purposes. This total represents the total acreage listed in this report containing only major zoning and special use permit cases with structures yet to be built. Many older by-right parcels were not projected.
7. The total is not the absolute non-residential building area to be built for non-residential purposes. This total represents the square feet listed in this report containing only major zoning and special use permit cases with structures yet to be built. Many older by-right parcels were not projected.



Non-Residential Inventory



Rezoning and Special Use Permits Approved by the Board of County Supervisors in 2020 that Created Additional Non-Residential GFA

1/1/2020 through 12/31/2020

Column descriptions:

Case Number - This column indicates the case number attached to the planning case.

Case Name - This column indicates the current name attached to the planning case.

Acreage - This column indicates the amount of non-residential land area in acres.

Zone - This column indicates the zoning district of the zoned land.

Total Sq Ft - This column indicates the total gross floor area (GFA) approved by the Board.

Application Type - This column indicates the planning case type, i.e. rezoning (REZ), proffer amendment (PRA), or special use permit (SUP).

Approval Date - This column represents the date the case was approved by the Board.

District - This column indicates the Magisterial District containing the zoning or special use permit case. An "*" indicates the case is in more than one district.

Table 15

Case Number	Case Name	Acreage	Zone	Total Sq Ft	Application Type	Approval Date	District
SUP2020-00015	KELLY'S RIDGE CAR WASH (SUP)	0.86	B-1	3,916	SUP	2/18/2020	POTOMAC
REZ2019-00023	WELLINGTON ROAD WI-NOT STOP REZONE	2.03	B-1	3,500	REZ	3/10/2020	BRENTSVILLE
REZ2020-00003	ECO-NIZE COMMERCIAL	1.04	B-1	10,442	REZ	7/14/2020	BRENTSVILLE
REZ2020-00014	PREMIER BUSINESS PARK	10.58	M/T	156,400	REZ	7/21/2020	GAINESVILLE
SUP2020-00014	STATION METRO EXPRESS AUTO WASH (SUP)	1.18	B-1	5,423	SUP	7/21/2020	GAINESVILLE
REZ2020-00006	LAKE RIDGE NURSERY	3.44	B-2	23,654	REZ	7/21/2020	OCCOQUAN
REZ2020-00010	11951 SUDLEY MANOR DRIVE	54.05	PBD	529,156	REZ	10/20/2020	BRENTSVILLE
REZ2020-00008	CEDAR MEADOWS PROFFER AMENDMENT	19.69	B-1	128,654	PRA	11/17/2020	BRENTSVILLE
SUP2020-00031	RIDGEFIELD VILLAGE RETAIL CENTER (SUP)	1.31	B-1	2,492	SUP	11/17/2020	NEABSCO
Totals		94.18		863,637			

Non-Residential Inventory Floor Area Ratio Trends

Table 16

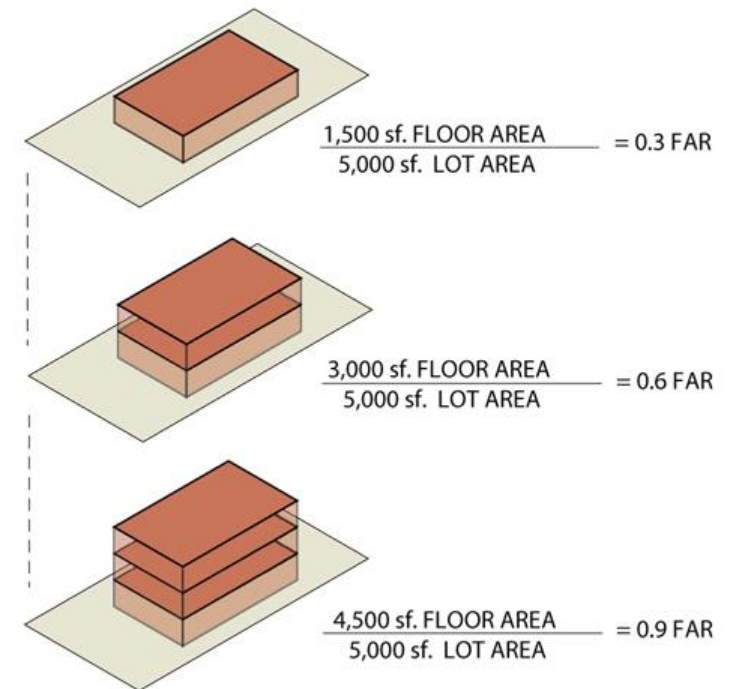
Long Range Land-Use Districts and FAR Values		
Long-Range Land Use Designation	Allowable FAR	Average FAR (used for calculations)
CEC	0.5	0.2
CR	0.1	0.1
EI	0.5	0.25
FEC	0.5	0.25
GC	0.4	0.2
NC	0.3	0.15
O	0.7	0.3
RCC	0.4	0.2
REC	1.3	0.5
UMU	per plan	0.3
VMU	per plan	0.18

Table 17

Zoning Districts and FAR Values		
Zoning District Designation	Allowable FAR	Average FAR (used for calculations)
B-1	0.4	0.2
B-2	0.3	0.15
B-3	0.1	0.1
M-1	0.5	0.25
M-2	0.5	0.25
M/T	0.75	0.3
O(F)	0.5	0.3
O(H)	1.25	0.5
O(L)	0.35	0.2
O(M)	0.65	0.3
PBD	0.5	0.3
PMD	0.75	0.5
PMR	0.3	0.3
RPC	0.3	0.3

Column Descriptions:

1. The **Designation** column represents the long-range land use or zoning district designation.
2. The **Allowable FAR** column represents the maximum allowable FAR.
3. The **Average FAR** column represents what is typically being built in Prince William County.



GIS tables and Data

Table 18

Undeveloped Acreage in the Development Area	
Land Use Classification	Undeveloped Acreage
CEC	180.4
EI	39.6
ER	1,118.6
FEC	625.2
GC	68.1
NC	7.9
O	2.6
RCC	3.6
REC	109.0
SRH	29.3
SRL	291.3
SRM	64.8
SRR	2,551.6
URH	11.8
URM	5.7
	5,109.5

Undeveloped Area by Long-Range Land Use

The development potential of undeveloped A-1 lands within the development area shown in Tables 3 and 4 (page 9) is calculated from the values in Table 18. Some long-range land use classifications (CEC, RCC, and REC) are used in both residential and non-residential calculations as they offer a mix of potential development. A portion of the ER (739 acres) that falls within the SRR classified parcels was added to the SRR acreage during the calculation process to obtain the 3,291 acres on Table 3 (page 9) as the density calculation may include the ER area of the project in this land use classification. The average FAR was used for calculations to determine mid-range or average totals.

Sector Plan Areas by Long-Range Land Use

The development potential of underdeveloped lands within the sector plan areas shown in Tables 5 and 6 (page 10) is calculated from the values in Table 19. Some long-range land use classifications (CEC and REC) are used in both residential and non-residential calculations as they offer a mix of potential development. A portion of the ER (21 acres) that falls within the SRR classified parcels was added to the SRR acreage during the calculation process to obtain the 208 acres on Table 5 (page 10) as the density calculation may include the ER area of the project in this land use classification. The average FAR was also used for calculations to determine mid-range or average totals.

Table 19

Undeveloped Acreage in the Sector Plan Areas	
Land Use Classification	Undeveloped Acreage
CEC	98.7
ER	87.5
O	133.8
RCC	5.1
SRL	133.1
SRM	25.8
SRR	187.2
	671.2

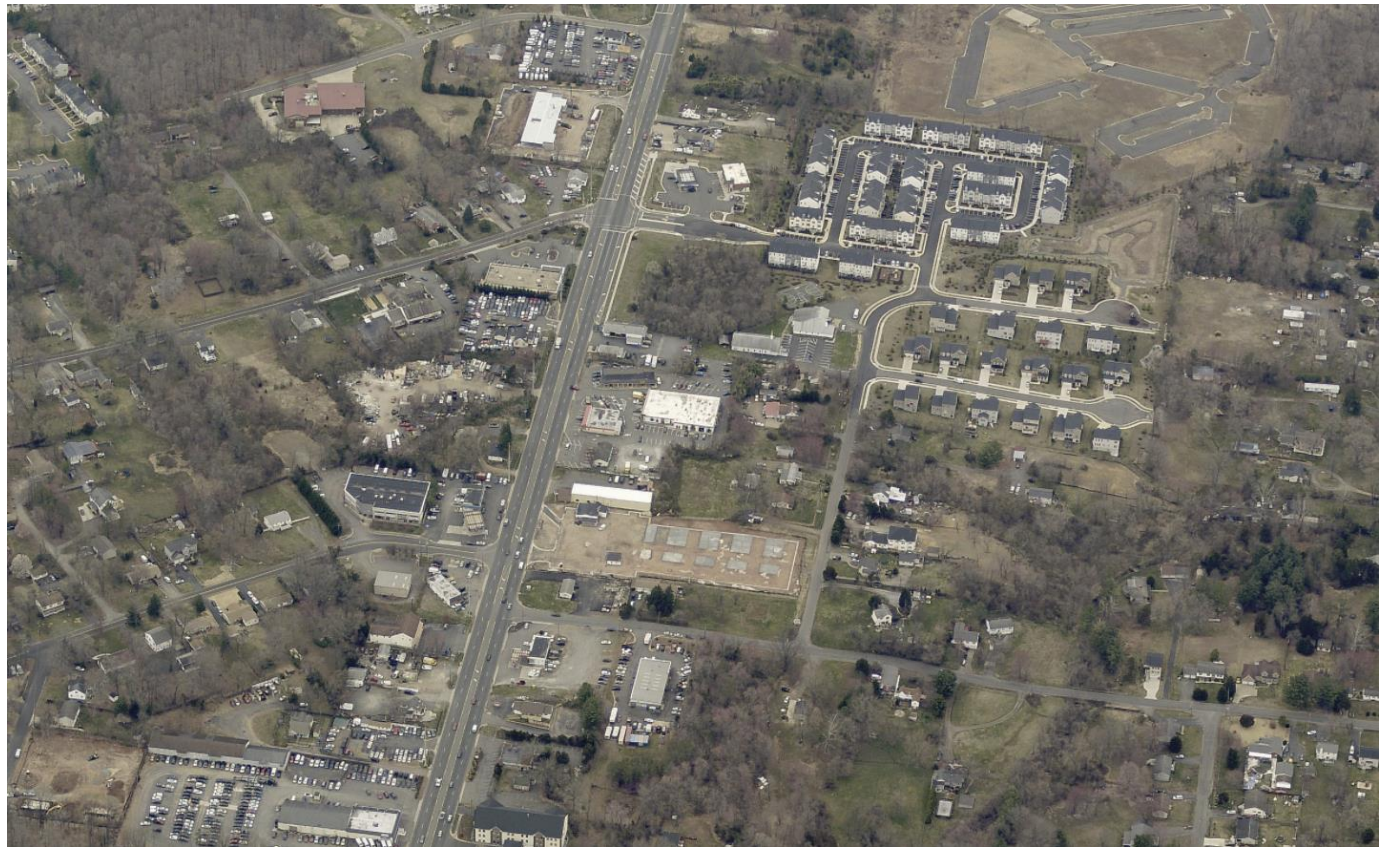
GIS tables and Data

Table 20

Underdeveloped Acreage in the Revitalization Areas	
Land Use Classification	Undeveloped Acreage
CEC	43.5
ER	124.4
GC	94.1
NC	14.9
O	14.2
SRH	58.3
SRL	575.3
SRM	17.0
UMU	83.0
URH	6.1
URL	0.9
URM	32.6
VMU	48.7
	1,113.2

Revitalization Areas by Long-Range Land Use

The development potential of underdeveloped lands within the revitalization areas shown in Tables 8 and 9 (page 14) is calculated from the values in Table 20. Some long-range land use classifications (CEC, UMU, and VMU) are used in both residential and non-residential calculations as they offer a mix of potential development. The average FAR was also used for calculations to determine mid-range or average totals.



Parkland Inventory

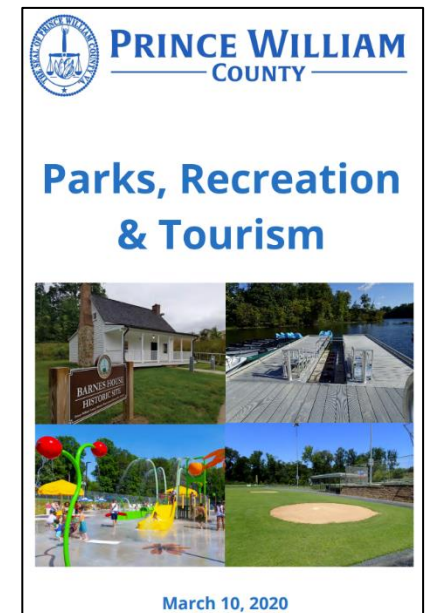
Parks

Parkland is distributed throughout all areas of the County. For calculations within this report, parks and open space lands are generally interpreted as developed land. New development often brings new parkland through subdivision or proffers. Additionally, new parkland is acquired, conservation easements are recorded, and historical and cultural resources are protected.

The County goal, established in the *Parks, Recreation and Tourism* chapter of the *Comprehensive Plan*, uses a level of service standard for County owned park acreage at 5% of the County's available land area, excluding the acreage of Marine Corps Base Quantico. The estimated total parkland within the County is 29,469 acres.

As is identified in the table below, the County currently owns and manages 5,312 acres of parkland, or 2.56% of the total available land area of the County. With an available land area of 201,520 acres, the County will need to preserve just over 10,000 acres (or an additional 5,069 acres) of parkland to achieve the 5% standard.

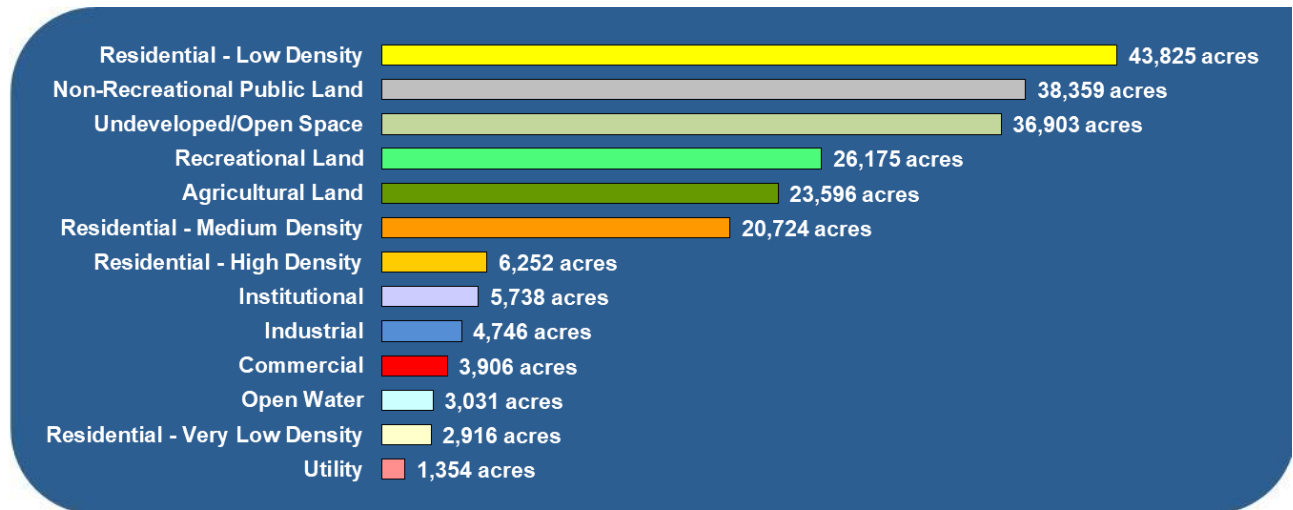
Amount of Parkland as Current Percent of Land Area						
	Land Area	County Park Acres	% County	Federal / Other Park Acres	% Other	Total Parkland %
Prince William County	207,621	5,312	2.56%	24,271	11.69%	14.26%
	GOAL	10,381	5.00%	24,271	11.69%	16.69%
	NEED	5,069	2.44%			



Current Land Use Analysis

Current Land Use

This is an analysis of the current land use conditions of the lands of Prince William County. These acreage totals no longer include the towns within Prince William County. Real Estate Assessment data was linked to each parcel to determine the current use or status. These categories were developed in conjunction with the Watershed Management Division of Public Works for watershed planning purposes.



Agricultural Land – Farming and livestock uses.

Commercial – Developed businesses, shopping areas, office clusters, restaurants, and hotels.

Industrial – Industrial parks, manufacturing facilities, warehousing, landfills, railroads, and quarries.

Institutional – Schools, churches, colleges, universities, cemeteries, police and fire stations, libraries, county buildings, and other public assembly facilities.

Non-Recreational Public Land – Lands owned by the state and federal government, Virginia Department of Transportation rights-of-way, and Marine Corps Base Quantico.

Undeveloped/Open Space – Undeveloped land and protected open space areas, as well as residential and non-residential parcels not yet developed.

Open Water – Large bodies of water, primarily the Potomac and Occoquan Rivers.

Current Land Use Analysis

Recreational Land – Parklands owned by Prince William County, along with state and federal parks.

Residential-High Density – Developed residential lots of less than 6,000 square feet.

Residential-Medium Density – Developed residential lots between 6,000 square feet and 1 acre.

Residential-Low Density – Developed residential lots between 1 and 20 acres.

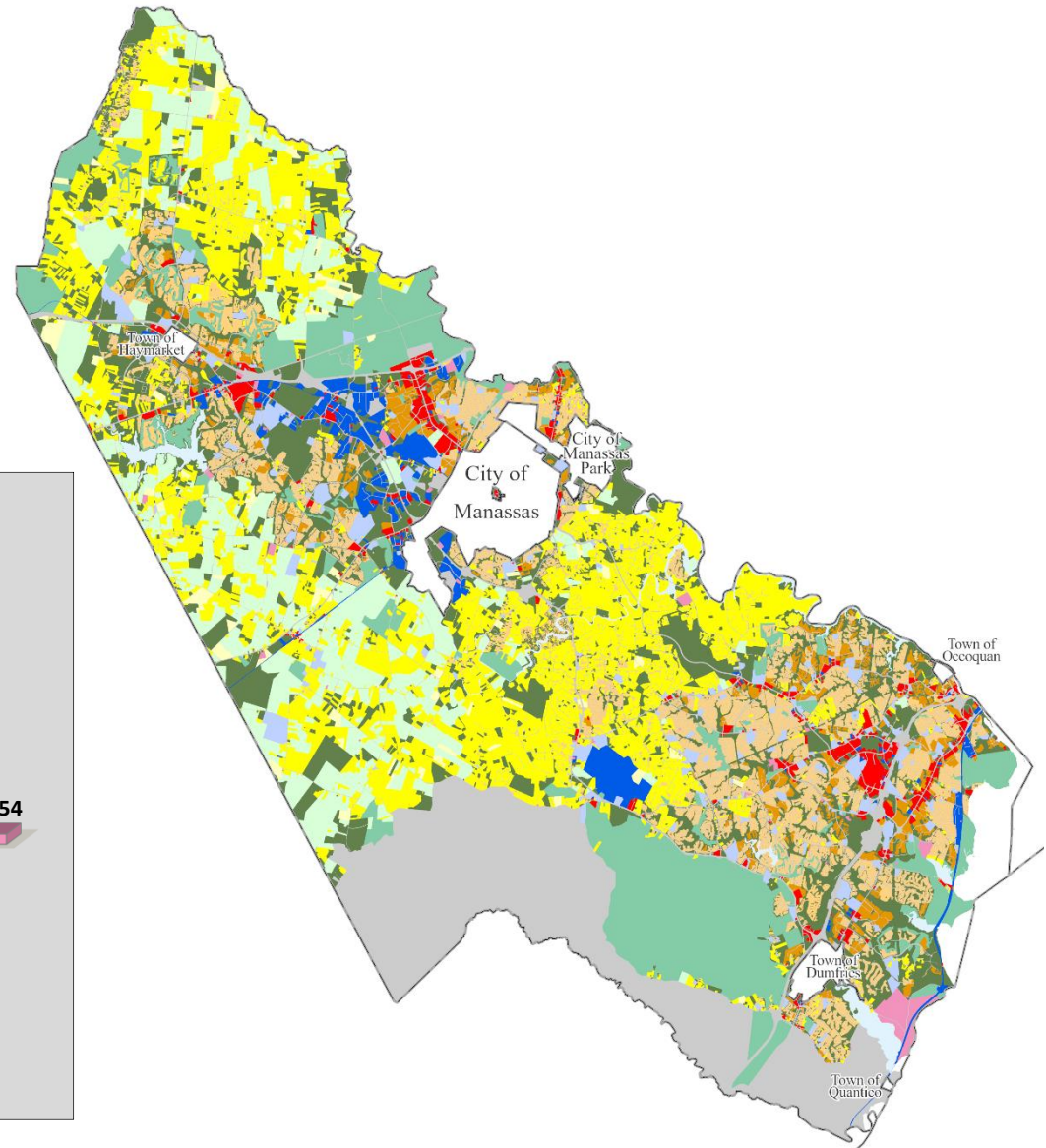
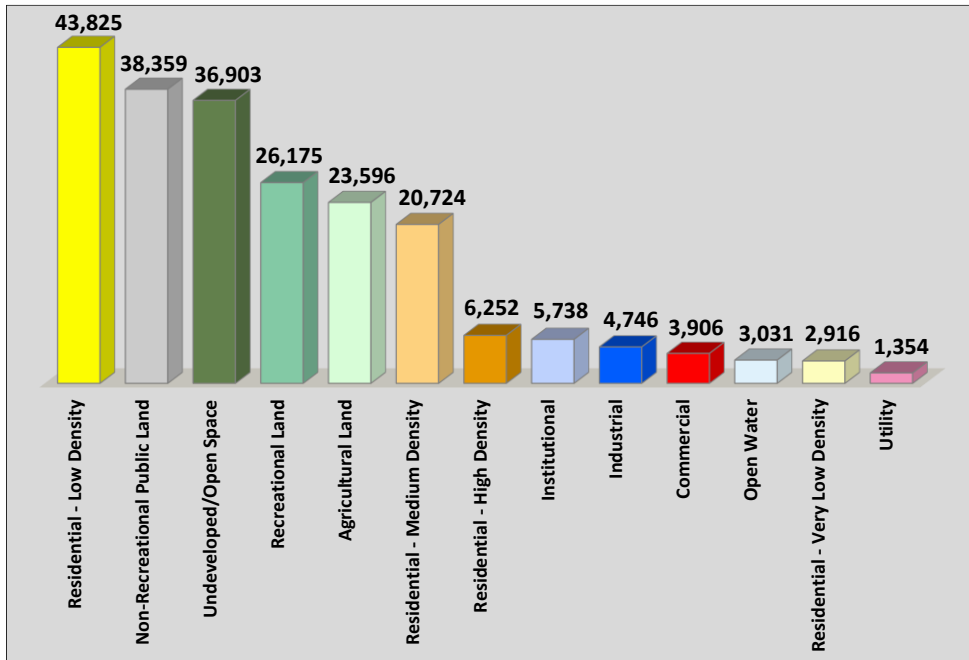
Residential-Very Low Density – Developed residential lots greater than 20 acres.

Utility – Power and pipeline rights-of-way, solid waste disposal facilities, and power plants.



Current Land Use Analysis Map

Land use areas in acres



List of Abbreviations

A-1	Agricultural zoning district	HDN	High-Density Neighborhood long-range land use classification
A-1C	Agricultural Clustered zoning district	HOA	Homeowners Association
AE	Agricultural or Estate long-range land use classification	LRLU	Long-Range Land Use
B-1	General Business zoning district	M-1	Heavy Industrial zoning district
B-2	Neighborhood Business zoning district	M-2	Light Industrial zoning district
B-3	Convenience Retail zoning district	M/T	Industrial/Transportation zoning district
BOCS	Board of County Supervisors	MCB	Marine Corps Base
CEC	Community Employment Center long-range land use classification	MF	Multi-family dwelling
CR	Convenience Retail long-range land use classification	MTN	Mass Transit Node long-range land use classification
CMU	Community Mixed-Use long-range land use classification	NC	Neighborhood Commercial long-range land use classification
CRHS	County Registered Historic Site long-range land use classification	NMU	Neighborhood Mixed-Use long-range land use classification
DU	Dwelling units	O	Office long-range land use classification
EI	Industrial Employment long-range land use classification	O(F)	Office/Flex zoning district
ER	Environmental Resource long-range land use classification	O(H)	High-Rise Office zoning district
FAR	Floor Area Ratio	O(L)	Low-Rise Office zoning district
FEC	Flexible-Use Employment Center long-range land use classification	O(M)	Mid-Rise Office zoning district
GC	General Commercial long-range land use classification	OMU	Office Mixed-Use long-range land use classification
GFA	Gross Floor Area	PBD	Planned Business District zoning district
GIS	Geographic Information System	PL	Public Land long-range land use classification

List of Abbreviations

PMD	Planned Mixed Use District zoning district	RR	Railroad Neighborhood long-range land use classification
PMR	Planned Mixed Residential zoning district	SCH	School long-range land use classification
POS	Parks & Open Space long-range land use classification	SF	Single-family detached dwelling or Square Feet
POSA	Parks & Open Space Active long-range land use classification	SN	Suburban Neighborhood long-range land use classification
POSP	Parks & Open Space Passive long-range land use classification	Sq Ft	Square feet
PWC	Prince William County	SR-1	Semi-Rural Residential zoning district
R-2	Suburban Residential zoning district	SR-1C	Semi-Rural Residential Clustered zoning district
R-2C	Suburban Residential Clustered zoning district	SR-3	Semi-Rural Residential zoning district
R-4	Suburban Residential zoning district	SR-3C	Semi-Rural Residential Clustered zoning district
R-4C	Suburban Residential Clustered zoning district	SR-5	Semi-Rural Residential zoning district
R-6	Suburban Residential zoning district	SR-5C	Semi-Rural Residential Clustered zoning district
R-16	Suburban Residential High zoning district	SRH	Suburban Residential High long-range land use classification
R-30	Urban Residential zoning district	SRL	Suburban Residential Low long-range land use classification
RC	Residential Community long-range land use classification	SRM	Suburban Residential Medium long-range land use classification
RCC	Regional Commercial Center long-range land use classification	SRR	Semi-Rural Residential long-range land use classification
REC	Regional Employment Center long-range land use classification	SUP	Special Use Permit
REZ	Rezoning	TC	Town Center long-range land use classification
ROD	Redevelopment Overlay District	TF	Tech Flex long-range land use classification
RPC	Residential Planned Community zoning district and long-range land use classification	TH	Townhouse dwelling (Duplex, Triplex, or Quadraplex)

List of Abbreviations

- UMU** Urban Mixed-Use long-range land use classification
- UN** Urban Neighborhood long-range land use classification
- URH** Urban Residential High long-range land use classification
- URL** Urban Residential Low long-range land use classification
- URM** Urban Residential Medium long-range land use classification
- V** Village zoning district
- VMU** Village Mixed-Use long-range land use classification
- VDOT** Virginia Department of Transportation



Links and Additional Information

Current and previous versions of the “Build-Out Analysis”, the methodology used to create it, and a “How-To” for using County Mapper XM to find a zoning case can be found at:

<http://www.pwcgov.org/BuildOutAnalysis>

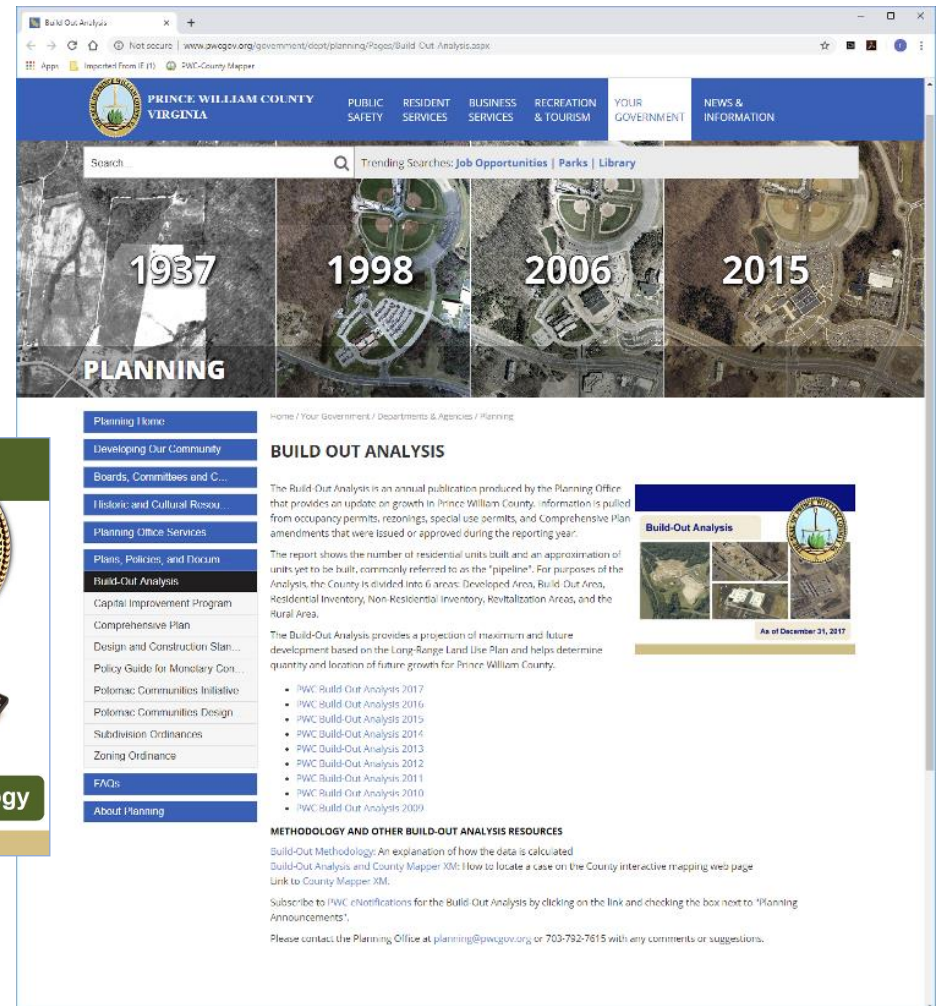
The County Mapper XM interactive GIS application can be accessed here:

<http://www.pwcgov.org/CountyMapper>

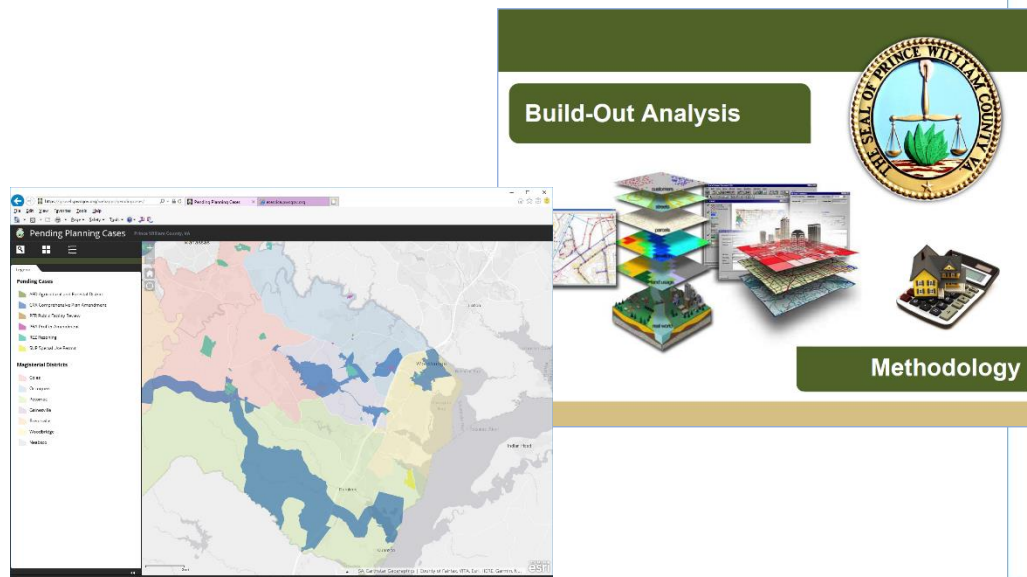
An interactive map of pending planning cases can be found at:

<http://www.pwcgov.org/PendingCasesMap>

The Planning Office can be contacted by email at Planning@pwcgov.org



The screenshot shows the Prince William County website's 'BUILD OUT ANALYSIS' page. The page is titled 'BUILD OUT ANALYSIS' and includes a description of the report, which provides an update on growth in Prince William County. It also lists various resources and a methodology section. The page is dated 'As of December 31, 2017'.



This collage features a map of pending planning cases on the left, a 3D visualization of the methodology in the center, and the Prince William County seal on the right. The text 'Build-Out Analysis' is at the top, and 'Methodology' is at the bottom.

