



Prince William County Government  
Board of County Supervisors

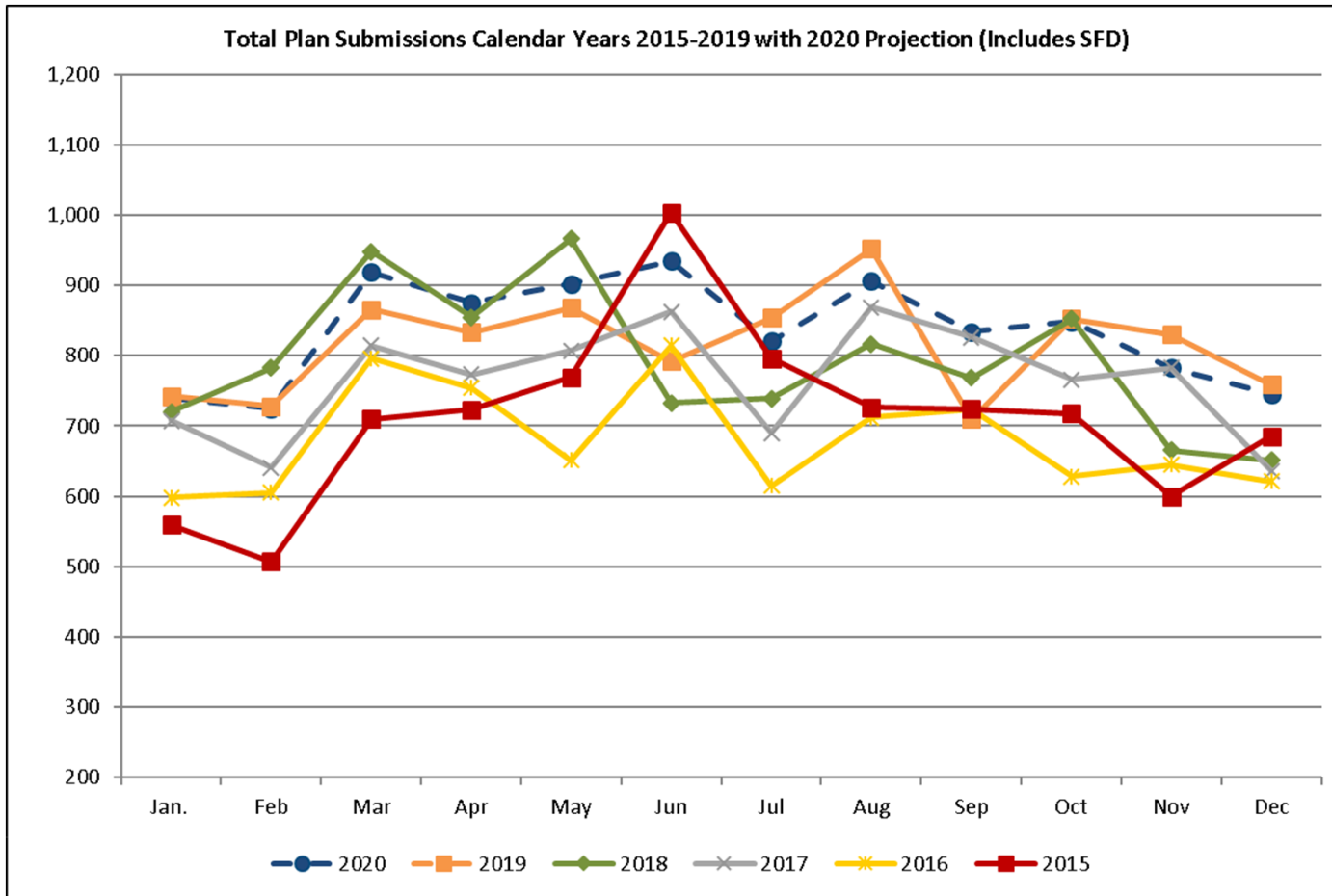


# Commercial Development Committee January 22, 2020



*Wade A. Hugh  
Development Services*

# Building Plan Submissions – 2.5%



2020 - Projected	2019	2018	2017	2016	2015
10,032	9,786	9,497	9,175	8,162	8,521

**Note:** Assumes 2.5% increase over CY19.



# Performance/Workload Data



## Building Plan Review

### First Half (Jul-Dec)

	FY17	FY18	FY19	FY20
◆ New Structures (target 4.5 weeks)				
➤ Number of plans	27	31	10	23
➤ Average weeks for first review	3.64	3.86	4.16	3.50
◆ Tenant Layout (target 2.3 weeks)				
➤ Number of plans	87	86	111	101
➤ Average weeks for first review	1.47	1.88	2.04	1.90



# Performance/Workload Data



## Commercial New Structures

### First Half (Jul-Dec)

### Total Plans

	FY17	FY18	FY19	FY20
◆ Number of approved plans	22	17*	14**	17
◆ Average reviews to approval	3.23	2.71	4.21	2.59
◆ Average days to approval				
➤ County time	59	71	81	52
➤ Applicant time/Outside Agencies time	88	56	159	58

**Total Plans** = include major and minor plans. (minor plans: canopy, dumpster enclosure, kiosk, flag pole, etc.)

\*One special inspections project took 364 days to be ready for permit.

\*\* One special inspections project took 136 days to be ready for permit.



# Performance/Workload Data



## Commercial New Structures

### First Half (Jul-Dec)

### Major Plans

	FY17	FY18	FY19	FY20
◆ Number of approved plans	11	12*	8**	8
◆ Average reviews to approval	3.45	3.08	4.88	2.88
◆ Average days to approval				
➤ County time	65	91	104	62
➤ Applicant time/Outside Agencies time	52	76	185	70

**Major Plans** = New Construction (projects that bring in revenue).

Excludes the following plans: targeted plans, apartments and apartment-related, condos and condo-related, public schools, churches and other minor projects.

\*One special inspections project took 364 days to be ready for permit.

\*\* One special inspections project took 136 days to be ready for permit.



# Performance/Workload Data



## Tenant Layout

### First Half (Jul-Dec)

### Total Plans

	FY17	FY18	FY19	FY20
◆ Number of approved plans	83	80	112	100
◆ Average reviews to approval	2.33	2.41	2.43	2.28
◆ Average days to approval				
➤ County time	17	21	23	25
➤ Applicant time/Outside Agencies time	24	32	36	44



# Performance/Workload Data



## Tenant Layout

### First Half (Jul-Dec)

### Excluding Expedited and Targeted Plans

	FY17	FY18	FY19	FY20
◆ Number of approved plans	70	69	104	92
◆ Average reviews to approval	2.44	2.49	2.48	2.30
◆ Average days to approval				
➤ County time	19	23	23	26
➤ Applicant time/Outside Agencies time	26	36	38	48
% of plans targeted & expedited	16%	14%	7%	8%



# Performance/Workload Data



## Site Plans

### First Half (Jul-Dec)

	FY17	FY18	FY19	FY20
◆ Number of approved plans	33	18	22	34
◆ Average reviews to approval	3.12	3.39	3.36	3.32
◆ Average days to approval				
➤ County time	43	47	59	54
➤ Applicant time/Outside Agencies time	241	190	170	188





# Performance/Workload Data



## Permits Issued

### First Half (Jul-Dec)

	FY17	FY18	FY19	FY20
◆ Site permits issued*	91	82	76	77
◆ Building permits issued – NS	83	57	67	28
◆ Building permits issued – TLO	317	273	344	305

\*Prior year reports included all site permits issued. Effective FY19, only the “site plan” related permits will be shown.



# Performance/Workload Data



## Occupancy Permits Issued

### First Half (Jul-Dec)

	FY17	FY18	FY19	FY20
◆ Occupancy permits issued – NS	52	38	27	23
◆ Occupancy permits issued – TLO	95	82	119	90
◆ OP issued – Change of Tenant	52	50	54	71
<hr/>				
◆ Building – New Residential	595	698	505	595
◆ Occupancy – New Residential	788	780	664	632



# FY20 Program Cost Increase



## Fee Schedule

## Proposed Change

Land Development

2.9%

Building Development

1.2%



1/22/2020

Commercial Development Committee

# Proposed 2020 Goals



## ■ Data Center Task Force

- ◆ Sub-team – Building Development Policies

## ■ ZTA Mixed Use

- ◆ BOCS approval

## ■ Buffer Directive – Protecting Existing Vegetation



# Proposed 2020 Goals



- CDC Letter to the Board (Robust Economy)
  - ◆ Meet with individual Supervisors
  
- CDC Marketing Efforts



# Questions





# < 3 acre non-residential lot development: Challenges and Opportunities

**Marc Aveni – Environmental Services**

---

*A Community of Choice*

# Background

- Concerns with non-residential zoned sites less than 3 acres
- Mainly industrial, vacant, undeveloped
- You all are looking for predictability and reasonable use
- We would rather develop some of these sites and preserve other more critical areas
- What flexibility already exists?





# Process

- 209 parcels 3 acres or less identified via County Mapper
- 115 not adjoining residential
- 70 undeveloped/vacant
- 40 merited closer look



# Findings

- Most have buffer requirements for “dis-similar” adjacent uses that “eat up” usable land
- Some have RPA, flood plain, wetlands, steep slopes
- May have associated proffer conditions that need to be checked
- Examples to share



- Heavy Industrial area
- Proffers?
- Is buffer warranted between similar uses (M/T to M/T)?
- Will buffer enforcement even occur over time?



- |  |   |
|--|---|
| ▲ End Sections, End Walls, and Headwalls maintained by others    | ○○○○ Rip Rap maintained by County                       |
| ▲ End Sections, End Walls, and Headwalls maintained by County    | ○○○○ Grass ditch or natural stream maintained by others |
| ▲ End Sections, End Walls, and Headwalls located in SWM easement | ▭ Parcel  |
| ■ Drop inlets or yard inlets maintained by others                | ▭ Adjacent Parcels                                      |
| ■ Drop inlets or yard inlets located in SWM easement             | — Stream  |
| — Pipes maintained by others                                     | — SWM Facility  |
| — Pipes in SWM easement  |   |
| ○○○○ Rip Rap maintained by others                                |   |

- 15' buffer next to institutional use
- 30' buffer next to vacant RPC
- No other environmental constraints
- Waiver for buffer modification?



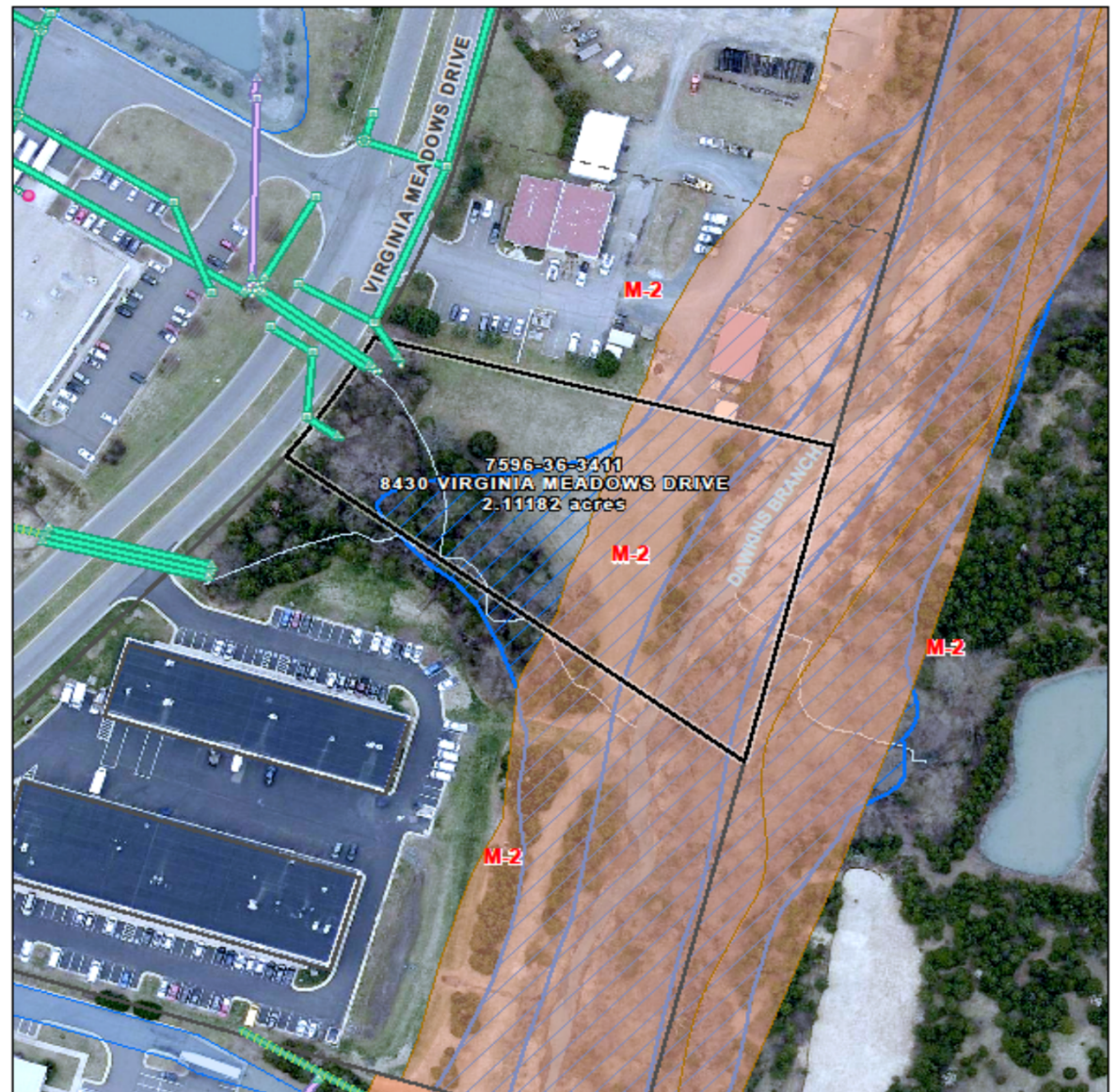
- Parcel
- Adjacent Parcels
- SWM Facility

- Constrained lot due to 50' buffers based on older residential use and A1
- Could we allow waiver for buffer modification early in the process



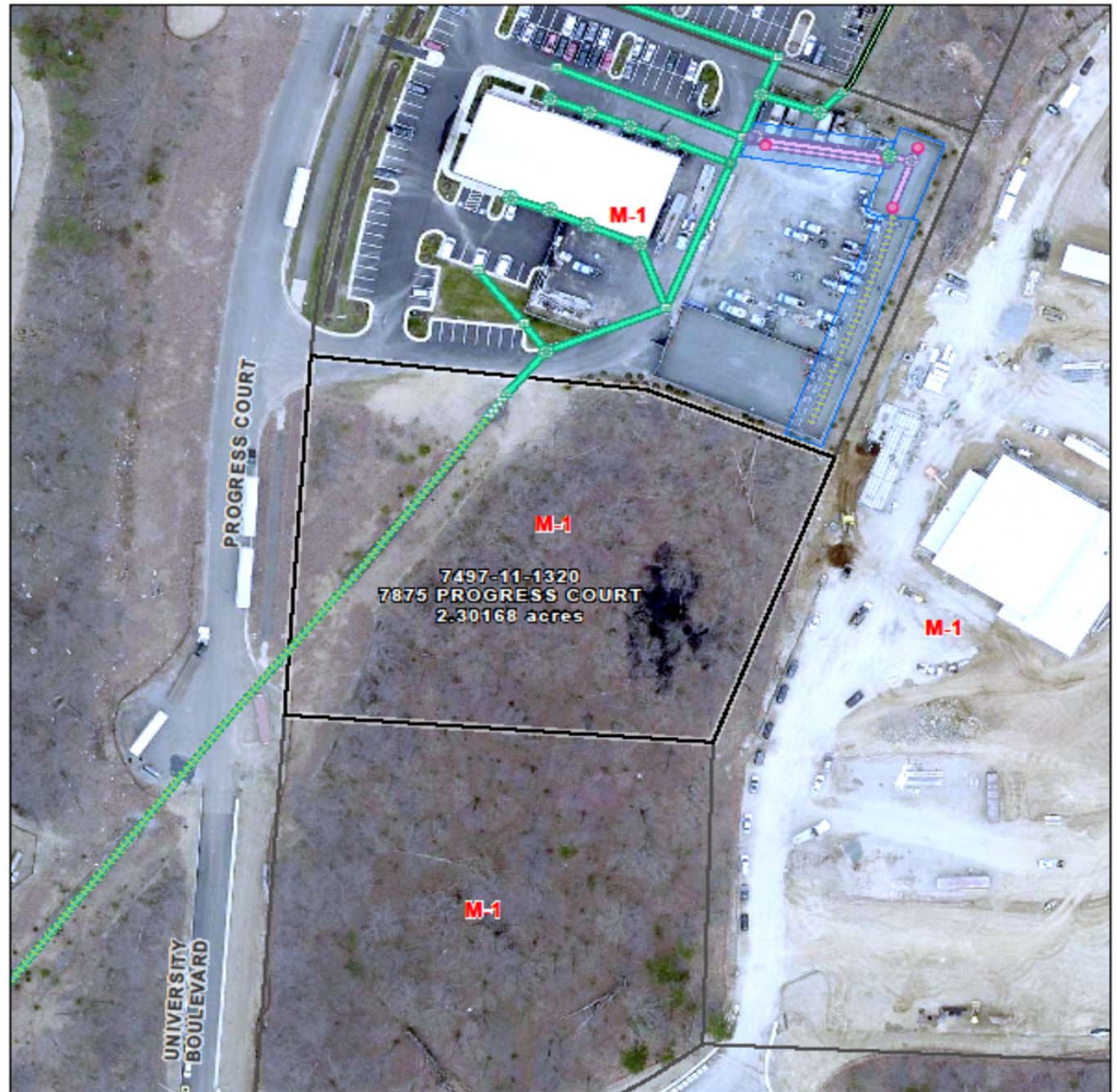
- Parcel
- Adjacent Parcels
- SWM Facility

- Not a buffer issue; no perimeter buffers required
- Floodplain, RPA, SWM, streams
- Thoughts?



● Pipe end (No maintenance associated with this symbol)	— Concrete ditch in SWM easement
▲ End Sections, End Walls, and Headwalls maintained by others	— Grass ditch or natural stream maintained by others
▲ End Sections, End Walls, and Headwalls located in SWM easement	▭ Parcel
■ Drop inlets or yard inlets maintained by others	▭ Adjacent Parcels
■ Drop inlets or yard inlets located in SWM easement	▭ RPA
● Manholes or junction boxes maintained by others	▭ FEMA 100 Year Floodplain
— Pipes maintained by others	— Stream
— Pipes in SWM easement	— Waterbody
○ Rip Rap maintained by others	— SWM Facility
○ Rip Rap in SWM easement	
— Concrete Trench Drain maintained by Others	

- Large forested “pocket” wetland
- No perimeter buffer issues; all like uses around
- No other environmental constraints
- State and Federal issues
- Mitigation?



- |   |  |
|---|--|
| ▲ End Sections, End Walls, and Headwalls maintained by others | Grass ditch or natural stream maintained by others |
| Drop inlets or yard inlets maintained by others               | Parcel   |
| Pipes maintained by others                                    | Adjacent Parcels                                   |
| Rip Rap maintained by others                                  | SWM Facility                                       |
| Concrete ditch maintained by others                           |  |

# Conclusion

- Some flexibility DOES already exist
- Buffer modifications (reduce for similar uses)
- Waivers (if can be justified)
- Mitigation (State or Federal issue)
- Must check for buffers and other restrictions (HCOD)





# Conclusion

- Do your homework
- Come to us early in the process!
- We are happy to work with you
- Questions?



*A Community of Choice*