

May 12, 2021



Parag Agrawal, AICP, Director
Department of Planning & Zoning
5 County Complex Ct., Ste. 210
Prince William, Virginia 22192

**Re: Waterfall South
Long-Range Land Use Map Change Request
Initial Submission**

Dear Mr. Agrawal:

I am pleased to transmit the attached Long-Range Land Use Classification Change Request for consideration during the update to the Land Use Chapter of the Comprehensive Plan. I trust this submission is sufficient for the purposes of the May 12 deadline for receiving requests, and we look forward to the opportunity for further discussions with County staff.

The following materials are included:

- Long-Range Land Use Map Change Request proposed by Pluto LC, owners of GPINS 7299-89-3191 and 7299-89-2108 with explanation that additional consideration is warranted for including the adjacent defined area as depicted on the map for residential use;
- Interest Disclosure Affidavit executed by the John Galiani on behalf of Pluto LC;
- A map of the proposed application area that includes the existing and proposed long range land use classifications and existing zoning; and
- A written justification for the proposed long-range land use map classification change.

Thank you in advance for your time and consideration of the Waterfall South proposal. We are eager to work with you, your staff, the Planning Commission and the Board of County Supervisors as you embark on this laudable update to the Comprehensive Plan.

Please do not hesitate to contact me by phone or email should you have any questions or comments.

Waterfall North Proposal
May 12, 2021
Page Two

Sincerely,

A handwritten signature in black ink that reads "Jennifer Garcia". The signature is written in a cursive style and is positioned above a horizontal line.

Jennifer L. Garcia, AICP
Senior Land Use Planner
jennifer.garcia@us.dlapiper.com
(O) 703-773-4043
(M) 856-275-4158
DLA Piper LLP (US)



Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. [Form Link](#)

Application Package is to include:

- Long- Range Land Use Classification Change Request Form – Page 3 (Required)**
 - Fill in the project name.
 - Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
 - Describe the property location (for map amendments only).
 - Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

- Map Amendment Requirements – Page 4**
 - Justification of the proposed amendment (map amendment).
 - Existing and proposed Comprehensive Plan land use classifications (map amendment)
 - Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

- Text Amendment Requirements – Page 4**
 - Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
 - Purpose and intent of amendments (text amendment).
 - Comprehensive Plan Consistency Analysis (text amendment).
 - Levels of service associated with request (text amendment).

Long-Range Land Use Classification Change Request Form

Project Name: Waterfall South

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request as follows:

The Applicants are owners of the two parcels 7299-89-2108 and 7299-89-3191 that are subject to the application, comprising approximately 38 acres. The Applicants believe Waterfall Road is a more logical transition for residential use similar to Dominion Valley and will continue to communicate and engage with these adjacent property owners.

GPIN 7299-89-2108 FROM: AE TO: SRL Acres: 16.37 ac	GPIN 7299-89-3191 FROM: AE TO: SRL Acres: 21.73
Total Acreage: 38.1	

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):

Located in the southwest quadrant of the intersection of Route 15 and Waterfall Road, with frontage on Route 15.

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owners/Members of Property

Pluto LC & John Wells
 5713 Colfax Avenue
 Alexandria, VA 22311

Phone: (703)930-5111
 Email: john@usfitnessgroup.com

Authorized Agent(s)*

Authorized agent for
Pluto LC

Name: Jennifer L. Garcia

Mailing Address: One Fountain Square 11911 Freedom Drive, Suite 300

City/State/Zip: Reston, VA 20190

Phone: (O): 704-773-4042; (C): 856-275-4158

Email: jennifer.garcia@us.dlapiper.com

SRL **Engineer***

Name: Michael Kitchen c/o christopher consultants

Mailing Address: 9301 Innovation Drive Suite 150

City/State/Zip: Manassas, VA 20110

Phone: 703-393-9887

Email: mikekitchen@ccl-eng.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 11th day of May, _____.



Signature of John Galiani on behalf of Pluto LC

Map Amendment Requirements

Please provide the following information:

- Completed and signed Form;** Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit** for each owner and contract purchaser/lessee;
- Map of proposed CPA area** including transects associated with this change.
- Justification of proposed CPA:** Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- Existing Comprehensive Plan land use classification(s)** and respective area(s):
AE, see map for classifications by GPIN. _____;
- Proposed Comprehensive Plan land use classification(s)** and respective area(s):
SRL _____;
- Existing zoning and land use** of the subject parcel(s): A-1 _____;
- Will there be a submission for a rezoning application** for concurrent processing if the CPA is initiated?
Yes No
- What use/zoning will be requested** if the amendment is approved? single-family detached residential, R-4 or R-4C
- Existing Sector Plan(s)/Small Area Plan(s):** none _____;
- Existing Center of Commerce or Center of Community:** none _____

Text Amendment Requirements

- Purpose and intent of text amendment;**
- Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;**
- Proposed new or revised text:**
 - Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
- Comprehensive Plan Consistency Analysis:**
 - Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
 - Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
 - Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.

Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 11th day of May, 2021,
(day) (month) (year)

I, John Galiani
(Owner)

herby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

[Signature]
Owner

COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 11th day of May, 2021 in my county and state aforesaid, by the aforementioned principal.

[Signature]
Notary Public

My commission expires: 01/31/2024

CHRISTOPHER BOCK KARPINSKI
NOTARY PUBLIC
REGISTRATION # 7900180
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JANUARY 31, 2024

Document/Information Checklist

Application package is to include:

- Comprehensive Plan Land Use Classification Change Request Form** (page 3)
- Map Amendments and/or Text Amendment Requirements** (page 4)
 - Map amendments
 - Justification of the proposed amendment
 - Existing and proposed Comprehensive Plan land use classification
 - Existing and proposed zoning request
 - Map of transects for new land use classification.
 - Text Amendments
 - Existing text to be amended and proposed, new or revised using underline/strikethrough
 - Purpose and intent of amendments
 - Comprehensive Plan Consistency Analysis
 - Levels of service associated with request
- Interest Disclosure Affidavit** (required) (page 5)
- The following supporting documentation:** Initial application filed electronically
 - All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".
- Document/Information Checklist** (page 6)
- Other requested information** (specify):

Waterfall South Long-Range Land Use Map Change Request

[Property Detail \(publicaccessnow.com\)](http://publicaccessnow.com)

GPIN	From	To	Existing Land Use	Existing Zoning	Overlays	Acres
7299-89-3191 Parcel Address: 4204 JAMES MADISON HWY HAYMARKET, VA 20169 Owner: PLUTO LC & JOHN WELLS T-C 5713 COLFAX AVE. ALEXANDRIA, VA 22311	AE	SRL	Agricultural Related Services	A-1	Rural Area Boundary	21.73
7299-89-2108 Parcel Address: 4210 JAMES MADISON HWY HAYMARKET, VA 20169 Owner: PLUTO LC & JOHN WELLS T-C 5713 COLFAX AVE. ALEXANDRIA, VA 22311	AE	SRL	Agricultural Services with House	A-1	Rural Area Boundary	16.37
TOTAL 2 PARCELS						38.1 acres

Justification for the Long-Range Land Use Map Change – Waterfall South

The Waterfall South application area is contiguous to Prince William County's noteworthy Dominion Valley planned community. The proposed SRL land use classification and single-family detached residential use at a density of four dwelling units per acre would result in a logical and compatible extension of the existing community, as development would be entirely harmonious with the character and scale of the adjacent land uses. The inclusion of the parcels along the south side of Waterfall Road would make for the most logical transition and assemblage for residential use, and the Applicant and owners/members of the subject properties look forward to engaging in an open dialogue with County staff to provide additional information and updates regarding communication with adjacent property owners. The Applicant also looks forward to future discussions with County staff on fine-tuning the appropriate designations as necessary to achieve a density comparable to Dominion Valley. If supported, the Applicant would be pleased to work with the property owners and the Dominion Valley HOA to gauge potential interest in annexing the proposed assemblage into their community and provide mutual benefits; this defined quadrant essentially seeks to bring forward a missed opportunity to include these residual parcels into the residential community. As for site design considerations, given the potential acreage, there are significant opportunities for thoughtful transitions in density from Route 15, as well as the provision of appropriate setbacks, buffers and transitions. The clustering of development that aligns with many Comprehensive Plan policies may also be beneficial to allow for high-quality site design with careful consideration for well-designed open space, preservation of environmental features, and effective stormwater management.

The need for additional housing in the Northern Virginia region is well-documented, notably in the Metropolitan Washington Council of Governments (COG) September 2019 report *The Future of Housing in Greater Washington: A Regional Initiative to Create Housing Opportunities, Improve Transportation, and Support Economic Growth*. The analysis includes growth projections from the area jurisdictions, which indicate that in order to close the gap in unmet housing needs, the region should commit to increasing the planned number of new housing units by about 65,000 by the year 2025 and over 100,000 by 2045. The current and projected housing shortfall has serious consequences for the area's affordability given the demand for housing and current supply, and potentially undercuts this region's appeal to new companies and ability to retain and attract talent in the future. The report notes that housing should not only be preserved but needs to be created at a higher rate than in the recent past.

The Applicant would fully cooperate with the County regarding connections to sewer and water, and in the long run this would also be more prudent given the ongoing situation of failing septic systems that pose significant public health concerns. In terms of proximity and convenience to amenities, the application area is located approximately 1.7 miles from the Dominion Valley Market Square Shopping Center and less than 1.0 mile from James S. Long Regional Park. Locating housing close to existing amenities furthers the County's goals of encouraging live/work/play communities and maximizes the use of these investments and resources. The overall modest number of new residential units will have minimal increases in trips on Route 15 or Waterfall Road and will generate very few students. The logical extension of residential use within a very defined area would utilize existing infrastructure and provide more housing choices to support a growing population and workforce in the region. The potential to cluster development would also allow for the preservation of larger areas of open space, promote design flexibility, and maximize efficiency in the use of land and resources. Thank you in advance for your consideration of this requested long-range land use classification change.

NOTES:

The following properties are included to illustrate the logical assemblage for residential use in addition to the two subject properties outlined on the map.

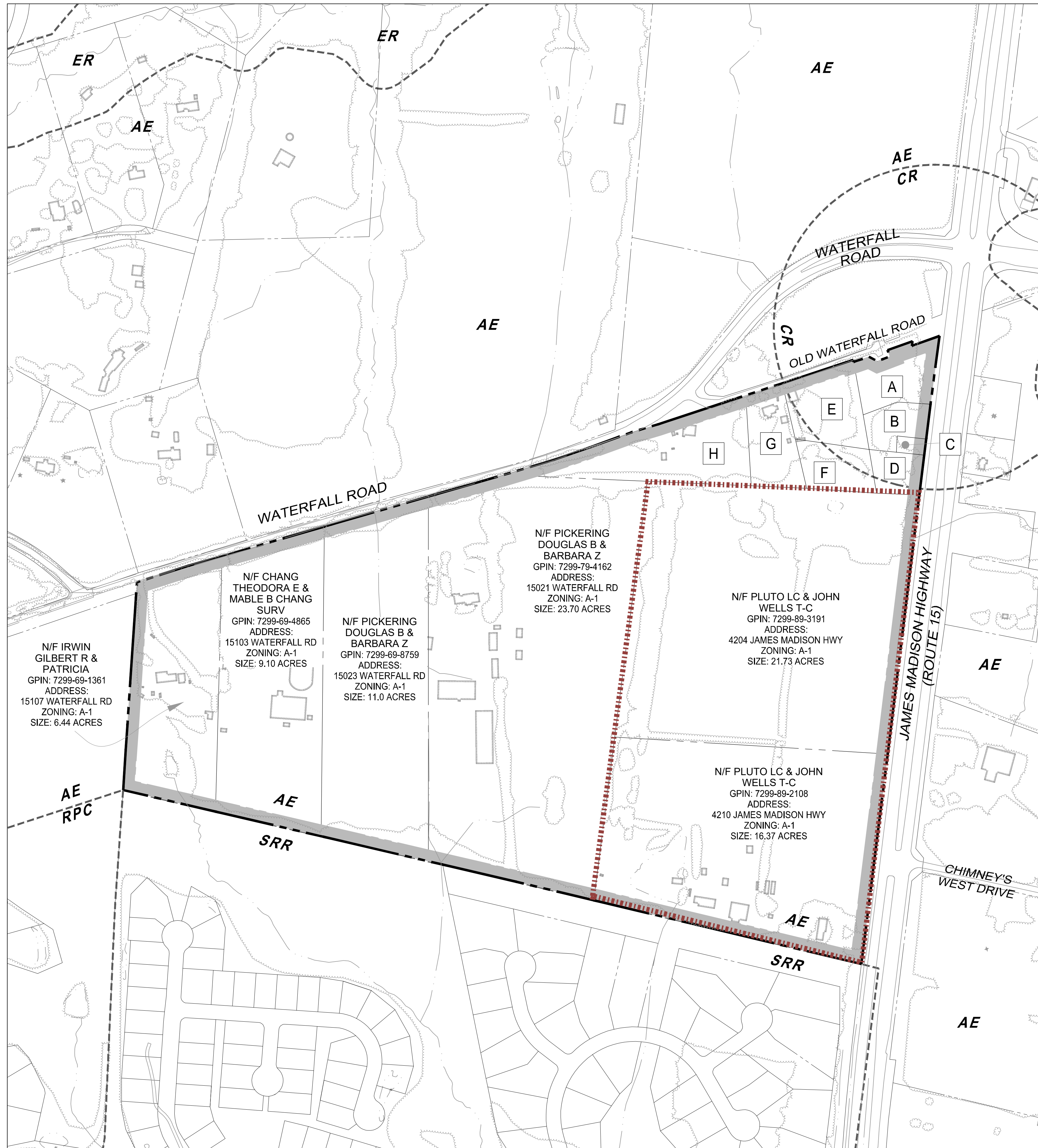
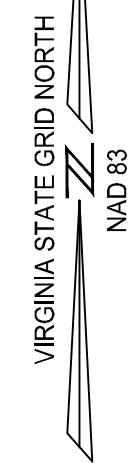
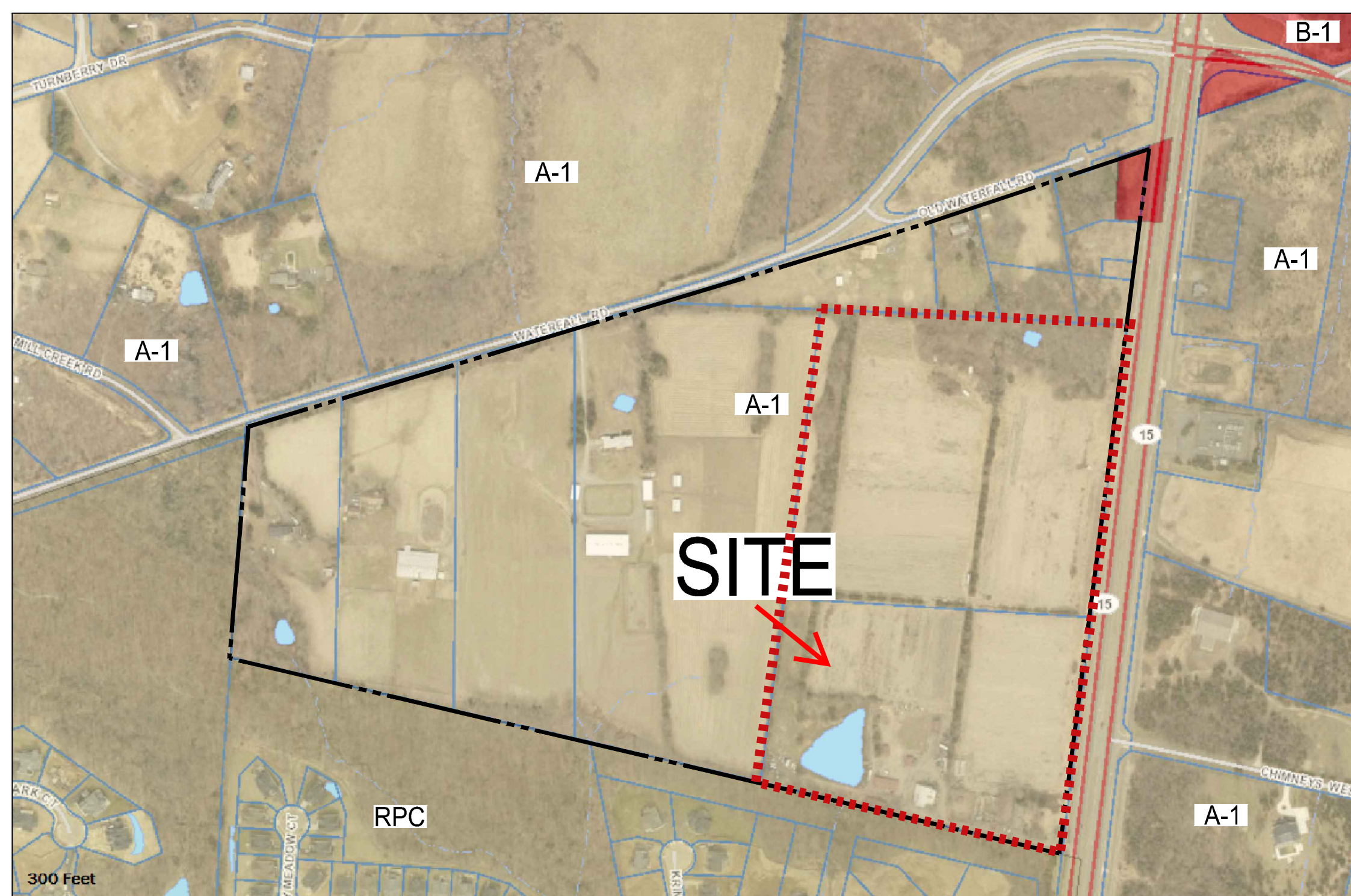
PROPERTY INFO					
PROPERTY ID	GPIN	ADDRESS	OWNER	ZONING	ACRES
A	7200-80-7980	4104 JAMES MADISON HWY	CLAVELLI L J TR	A-1 / B-1	1.3572
B	7200-80-7962	4106 JAMES MADISON HWY	PWC BOARD OF COUNTY SUPERVISORS	A-1	0.7526
C	7200-80-8454	4108 JAMES MADISON HWY	PWC BOARD OF COUNTY SUPERVISORS	A-1	0.1450
D	7200-80-7944	4110 JAMES MADISON HWY	PWC BOARD OF COUNTY SUPERVISORS	A-1	0.6395
E	7200-80-5467	15005 OLD WATERFALL RD	BUDRO JESSICA E	A-1	1.7500
F	7200-80-5546	15007 OLD WATERFALL RD	BUDRO JESSICA E	A-1	1.0000
G	7200-80-3355	15011 OLD WATERFALL RD	FISHER JUDSON E & LORENA A SURV	A-1	1.4000
H	7200-80-0252	15015 OLD WATERFALL RD	NAME WITHHELD	A-1	3.4500

- BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON INFORMATION OBTAINED FROM PRINCE WILLIAM COUNTY GIS DATA.
- THE APPLICANTS ARE REQUESTING THE RE-DESIGNATION OF THE SUBJECT PROPERTIES FROM THE AE (AGRICULTURAL OR ESTATE) LONG RANGE LAND USE CATEGORY TO THE SRL (SUBURBAN RESIDENTIAL LOW) LONG RANGE LAND USE CATEGORY. IT IS THE APPLICANTS' INTENTION TO SUBMIT REZONING APPLICATIONS AT A FUTURE DATE SEEKING TO REZONE THE SUBJECT PROPERTIES TO THE R-4 ZONING DISTRICT.
- THE APPLICANT REQUESTS A TRANSECT ZONE DESIGNATION OF T-2 / T-3.

LEGEND

- PROPERTY SUBJECT TO APPLICATION
- LONG RANGE LAND USE BOUNDARIES
- CURRENT LONG RANGE LAND USE

EXISTING ZONING:



christopher consultants
 9301 innovation dr
 suite 150
 manassas, va 20110
 p 703.393.9887
 engineering • surveying • land planning

WATERFALL - SOUTH
 COMPREHENSIVE PLAN AMENDMENT
 CPA # TBD
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VA

MARK	DATE	DESCRIPTION

PROJECT No.: 21037.001.00
 DRAWING No.: 110790
 DATE: 05-12-2021
 SCALE: N.T.S.
 DESIGN: SG
 DRAWN: SG
 CHECKED: MK

SHEET TITLE:
CPA EXHIBIT