

MOTION:

**July 21, 2026
Regular Meeting
Res. No. 26-**

SECOND:

RE: Initiate Comprehensive Plan Amendment #CPA2026-00003, Catharpin Valley Estates – Gainesville Magisterial District

ACTION:

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Prince William Board of County Supervisors (Board) may consider amendments to the Comprehensive Plan; and

WHEREAS, the total site is approximately ±292.79 acres, consisting of 30 properties identified as GPINs 7499-31-6034, 7499-23-3024, 7499-12-3078, 7498-19-4899, 7499-30-1456, 7499-20-4913, 7499-13-5416, 7499-13-9512, 7499-20-0504, 7499-11-4608, 7499-12-5713, 7499-20-9020, 7499-12-6759, 7499-31-6288, 7499-33-8741, 7499-22-8563, 7499-21-0709, 7499-23-9305, 7499-10-0502, 7499-13-2124, 7499-30-3999, 7499-22-7921, 7499-21-5331, 7499-11-5474, 7499-32-8152, 7499-30-7734, 7499-21-2811, 7499-33-3142, 7499-21-7275, and 7499-11-0606 (collectively “Property”); and

WHEREAS, a previous request to amend the Comprehensive Plan to change the Long-Range Land Use of the Property from AF, Agriculture and Forestry with a T-0 Transect, to RN-3, Residential Neighborhood with a T-3 Transect was brought before the Board at its May 12, 2026, meeting; and

WHEREAS, the proposed amendment to change the Long-Range Land Use of the Property to RN-3, Residential Neighborhood with a T-3 Transect, does not further the objectives of the Comprehensive Plan that support smart growth principals addressed through Action Strategy LU 2.3 to direct new development to areas served by transit corridors, particularly designated activity centers, town centers, and redevelopment corridors, and appropriate areas within Small Area Plans. Nor does it align with Action Strategy LU8.1, which supports higher-density residential uses in transit-oriented developments such as Town Centers, Activity Centers, Redevelopment Corridors, and near employment areas that prioritize compact, mixed-use, walkable, and transit-oriented development; and

WHEREAS, the proposed Comprehensive Plan Amendment to redesignate the Long-Range Land Use to RN-3, Residential Neighborhood with a T-3 Transect, is incompatible with the surrounding land uses, which consists of rural and semi-rural land uses, and as such does not align with Comprehensive Plan Action Strategy LU2.2 that new development requests should propose densities that are compatible with their surrounding areas’ character and consistent with the surrounding Long-Range Land Use designations; and

WHEREAS, at its May 12, 2026, meeting, the Board deferred to a date certain of July 21, 2026, the initiation of this Comprehensive Plan Amendment to provide further time to consider an alternative request that would further advance goals and objectives of the Comprehensive Plan; and

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WHEREAS, on June 11, 2026, the requestor submitted an updated request to amend the Comprehensive Plan to change the Long-Range Land Use designation of the Property from AF, Agriculture and Forestry with a T-0 Transect, to RN-2, Residential Neighborhood with a T-2 Transect; and

WHEREAS, the proposed Comprehensive Plan Amendment to change the Long-Range Land Use of the Property to RN-2, Residential Neighborhood with a T-2 Transect, remains incompatible with the surrounding land uses, which consists of rural and semi-rural land uses, and as such does not align with Comprehensive Plan Action Strategy LU2.2 that new development requests should propose densities that are compatible with their surrounding areas' character and consistent with the surrounding Long-Range Land Use designations; and

WHEREAS, County staff does not recommend that the Board initiate a Comprehensive Plan Amendment to redesignate the Long-Range Land Use designation of the Property in the Comprehensive Plan to RN-2, Residential Neighborhood with a T-2 Transect; and

WHEREAS, staff does support initiation of a Comprehensive Plan Amendment to change the Long-Range Land Use designation of the Property from AF, Agriculture and Forestry, with a T-0 Transect, to CRes-1C, Conservation, with a T-1C Transect; and

WHEREAS, the initiation of a Comprehensive Plan Amendment to change the Long-Range Land Use designation of the Property from AF, Agriculture and Forestry, with a T-0 Transect, to CRes-1C, Conservation, with a T-1C Transect, would be compatible with the surrounding land use; and

WHEREAS, initiation of a Comprehensive Plan Amendment to change the Long-Range Land Use designation of the Property from AF, Agriculture and Forestry with a T-0 Transect to CRes-1C, Conservation, with a T-1C Transect, should help to provide open space protection for the Lick Branch Environmental Resource Protection Overlay; and

WHEREAS, the initiation of this Comprehensive Plan Amendment from AF, Agriculture and Forestry, with a T-0 Transect, to CRes-1C, Conservation, with a T-1C Transect, allows for a more detailed analysis of its impact on Prince William County; and

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WHEREAS, the Board finds that initiation of a Comprehensive Plan Amendment to change the Long-Range Land Use designation of the Property in the Comprehensive Plan from AF, Agriculture and Forestry, with a T-0 Transect, to CRes-1C, Conservation Residential with a T-1C Transect, guides and accomplishes a coordinated, adjusted, and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby initiates an amendment to the Comprehensive Plan to change the Long-Range Land Use designation of the Property described above from AF, Agriculture and Forestry, with a T-0 Transect, to CRes-1C, Conservation Residential with a T-1C Transect.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

ATTEST: _____
Clerk to the Board

Date: June 16, 2025

To: Christopher Shorter
County Executive

From: Tanya Washington
Director of Planning

Thru: Wade Hugh
Deputy County Executive

Re: CPA2026-00003 Catharpin Valley Estates BOCS Initiation

The Board of County Supervisors (BOCS) at its May 12, 2026, meeting passed Resolution No. 26-306 to defer to a date certain of July 21, 2026, the initiation of Comprehensive Plan Amendment #CPA2026-00003, Catharpin Valley Estates. The CPA request is to redesignate ±292.79 acres from AF, Agriculture and Forestry with a T-0 Transect, to RN-3, Residential Neighborhood with a T-3 Transect. On June 11, 2026, the requestor submitted a new request to redesignate the ±292.79 acres to RN-2, Residential Neighborhood with a T-2 transect. Because this updated request was submitted to the Planning Office on June 11, 2026, and with the BOCS agenda items for the July 21, 2026, meeting due for staff review starting on June 16, 2026, County Staff has not had sufficient time to do a full review and analysis of the new CPA Request. The Planning Office has provided its own Long-Range Land Use analysis based on updated build-out numbers and the Requestor's own proposed development pertaining to the RN-2 request. The staff report prepared for the May 12, 2026, initiation is included with the updated CPA request.

Should the BOCS wish to redesignate the Long-Range Land Use, Instead of the requested RN-2 Residential Neighborhood designation, Staff recommends that the BOCS initiate a CPA to change the Long-Range Land Use designation of the property to CRes-1C, Conservation Residential.

Location:

The subject property is located east of Catharpin Road, north of this road's intersection with Thorton Drive and south of the Lick Branch tributary. The subject property consists of thirty individual properties identified as GPINs 7499-31-6034, 7499-23-3024, 7499-12-3078, 7498-19-4899, 7499-30-1456, 7499-20-4913, 7499-13-5416, 7499-13-9512, 7499-20-0504, 7499-11-4608, 7499-12-5713, 7499-20-9020, 7499-12-6759, 7499-31-6288, 7499-33-8741, 7499-22-8563, 7499-21-0709, 7499-23-9305, 7499-10-0502, 7499-13-2124, 7499-30-3999, 7499-22-7921, 7499-21-5331, 7499-11-5474, 7499-32-8152, 7499-30-7734, 7499-21-2811, 7499-33-3142, 7499-21-7275, and 7499-11-0606. The site is located approximately 3,644 feet (0.69 miles) south of Catharpin Road's intersection with Sudley Road (Route 234).

The following table summarizes the request:

LRLU Classification	Existing Acreage (±)	Proposed Acreage (±)
AF, Agriculture and Forestry with a T-0 Transect	±292.79	0
RN-2, Residential with a T-2 Transect	0	±292.79
Total	±292.79	±292.79

The following table summarizes the uses and densities intended in the AF and RN-2 designations:

Existing Land Use: AF, Agriculture and Forestry with a T-0 Transect	This classification is designed to protect and enhance agricultural and forested land as an economic and environmental resource. This classification encourages agricultural uses and forest preservation accommodated by a primary residential use. This classification is designed to encourage conservation and proper use of large tracts of real property in order to provide for available sources of agricultural products; to assure open spaces within reach of concentrations of population; to conserve natural resources; prevent erosion and protect the environment; and to provide adequate water supplies
Existing Land Use Designation: AF	Primary Uses: Single Family Detached, Agribusiness, Agriculture Percent Mix of Uses: Residential:100% Density: Residential: 1du/10 acres Minimum Open Space: 30% Target Building Height: 1-2 stories Zoning: A-1
Proposed Land Use: RN-2, Industrial with a T-2 Transect	RN-2, Residential Neighborhood primarily accommodates single-family homes arranged in cluster or medium sized lots. Connections and pedestrian amenities should still be a priority for development design. These areas should also include parks, trails, and open space integrated into the development in appropriate locations. Neighborhood design includes longer blocks with homes set back from the street and parking accommodated in private driveways and garages. Density should be at the lower end of the transect unless clustering is used to maintain 60% open space. Affordable and workforce housing is encouraged County-wide.
Proposed Land Use Designation: RN-2	Primary Uses: Single Family Detached, Single Family Attached Percent Mix of Uses: Residential:90-100%, Non-Residential: 0-10%, Civic 0-5% Density: Residential: 1-4du/acre; Commercial: 0.02-0.23 FAR Minimum Open Space: 30% Target Building Height: 1-3 stories Zoning: PMR, SR-1, R-2, R-4, and R-6

Demographics:

The following chart summarizes the demographic impacts of the request based on long range land use designation proposed using methodology consistent with the Build-Out Analysis:

Catharpin Valley Estates CPA							
		Existing Plan			Proposed Plan		
Develop/Redevelop Acres		291.80			291.80		
Net Land Area Factor		100%			100%		
Residential Acres		291.8			239.2		
Employment Acres		0			12.6		
Public Lands		0			0		
Parklands and Open Space		0			0		
Environmental Acres		40			40		
		Low	Maximum	Average	Low	High	Average
New SFD units		29	29	29	179	717	447
New SFA units		0	0	0	59	239	149
New MFA Units		0	0	0	0	0	0
New Total Units		29	29	29	238	956	596
New Residents		97	97	97	789	3,174	1,978
New Employees		0	0	0	26	323	175
New Office Employees		0	0	0	10	126	68
New Retail Employees		0	0	0	15	182	99
New Industrial Employees		0	0	0	0	0	0
New Other Employees		0	0	0	1	15	8
New Non-Res GFA		0	0	0	10,967	126,125	68,546
New Retail GFA		0	0	0	7,129	81,981	44,555
New Office GFA		0	0	0	2,742	31,531	17,137
New Industrial GFA		0	0	0	0	0	0
New Other GFA		0	0	0	1,097	12,612	6,855

Residential acres in the Build-Out Analysis reflect the reduction of employment and Environmental Acres (Lick Branch Resource Protection Area) from the total number of acres which amounts to 239.2 acres. All of the demographic numbers for the proposed plan are computed from the 239.2 acres.

Proposed Density:

The proposed RN-2, Residential Neighborhood Long-Range Land Use along with the proposed concurrent PMR, Planned Mixed Residential, rezoning application will help foster a proposed housing community that the Requestor has indicated will consist of a total of 1,167 housing units consisting of the following:

- Senior Adult Single Family Houses (520 units),
- Single-Family Detached Houses (371 units), and
- Single-Family Attached Housing (276 units).

Surrounding Land Uses

The subject property is located in an area within the Gainesville District characterized by rural and semi-rural land use classifications and zoning. A notable exception is the Digital Gateway corridor which consists of land classified as I-3, Industrial with a T-3 Transect, located due east of the subject property. The land use and zoning for adjacent parcels are identified in the following table.

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Residential and Open Space	AF, Agriculture and Forestry with a T-0 Transect Parks and Open Space with a T-1 Transect	A-1, Agricultural SR-5, Semi Rural Residential District
East	Open Space	Parks and Open Space with a T-1 Transect	PBD, Planned Business District
South	Residential and Open Space	AF, Agriculture and Forestry with a T-0 Transect POS, Parks and Open Space with a T-1 Transect I-3, Industrial with a T-3 Transect	PBD, Planned Business District
West	Residential	AF, Agriculture and Forestry with a T-0 Transect	SR-1C Semi Rural Residential District with Cluster Development

Notable residential development adjacent or near the subject property includes:

- *Smith Crossing.* The community was created through a rezoning approved by the Board in 2024 and has not been developed at the current time. This community consists of 234.78 acres that was replanned in the Comprehensive Plan to CRES-1C, Conservation Residential with a T-1C Transect and rezoned to PMR, Planned Mix Residential, for the development of a 375-unit residential community. The density will consist of 1.64 dwelling units (du) per acre and will include a mix of single-family attached and single-family detached units. The Smith Crossing community is located approximately 1,150 feet (0.218 miles) south of the subject property.
- *Heritage Farm – Oak Valley Estates.* Heritage Farm -Oak Valley Estates is a rural community of approximately ±250 single-family homes located on a ±403-acre site with a large percentage of the land dedicated to common area. The community was approved by the Board in 1995 from REZ1994-0017, which created an SR-1C, Semi Rural Residential District, with cluster development. The community is designated AF, Agriculture and Forestry, in the Comprehensive Plan. The Heritage Farm – Oak Valley Estates community is located adjacent to the west of the subject property on the west side of Catharpin Road.

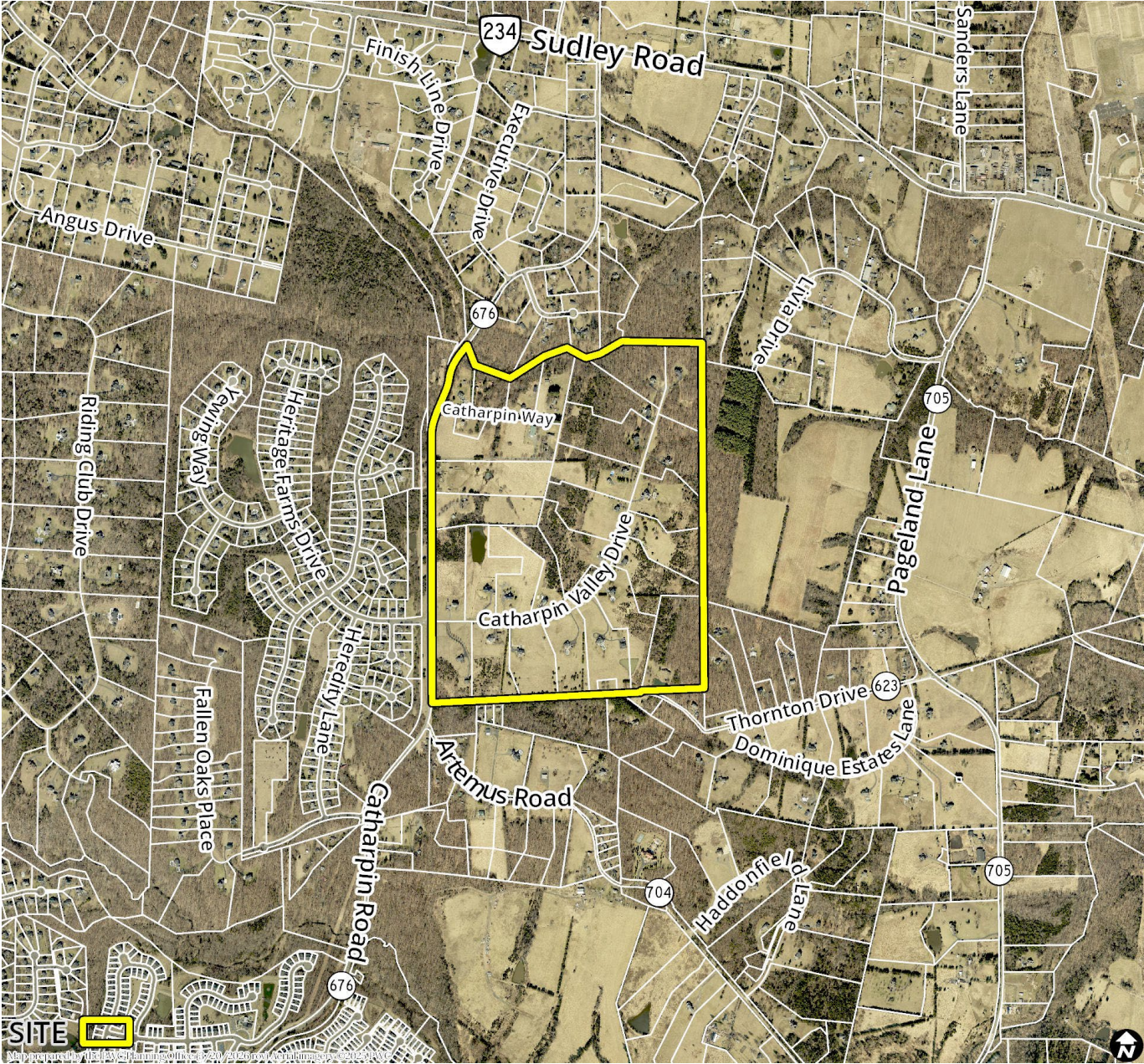
Analysis:

The proposed 1,167 housing units represent a density range of 4 du/acre which is the upper limit of density range of the R-2, Residential Neighborhood Long-Range Land Use, which recommends a residential density of 1-4 du/acre. The total number of units also represents only a 226 unit decrease over what was originally proposed (1,393 total housing units) with the proposed R-3, Residential Neighborhood, request that was brought before the BOCS for CPA initiation at its May 12, 2026 meeting and a density reduction of only 3.99 du/acre from 4.76 du/acre.

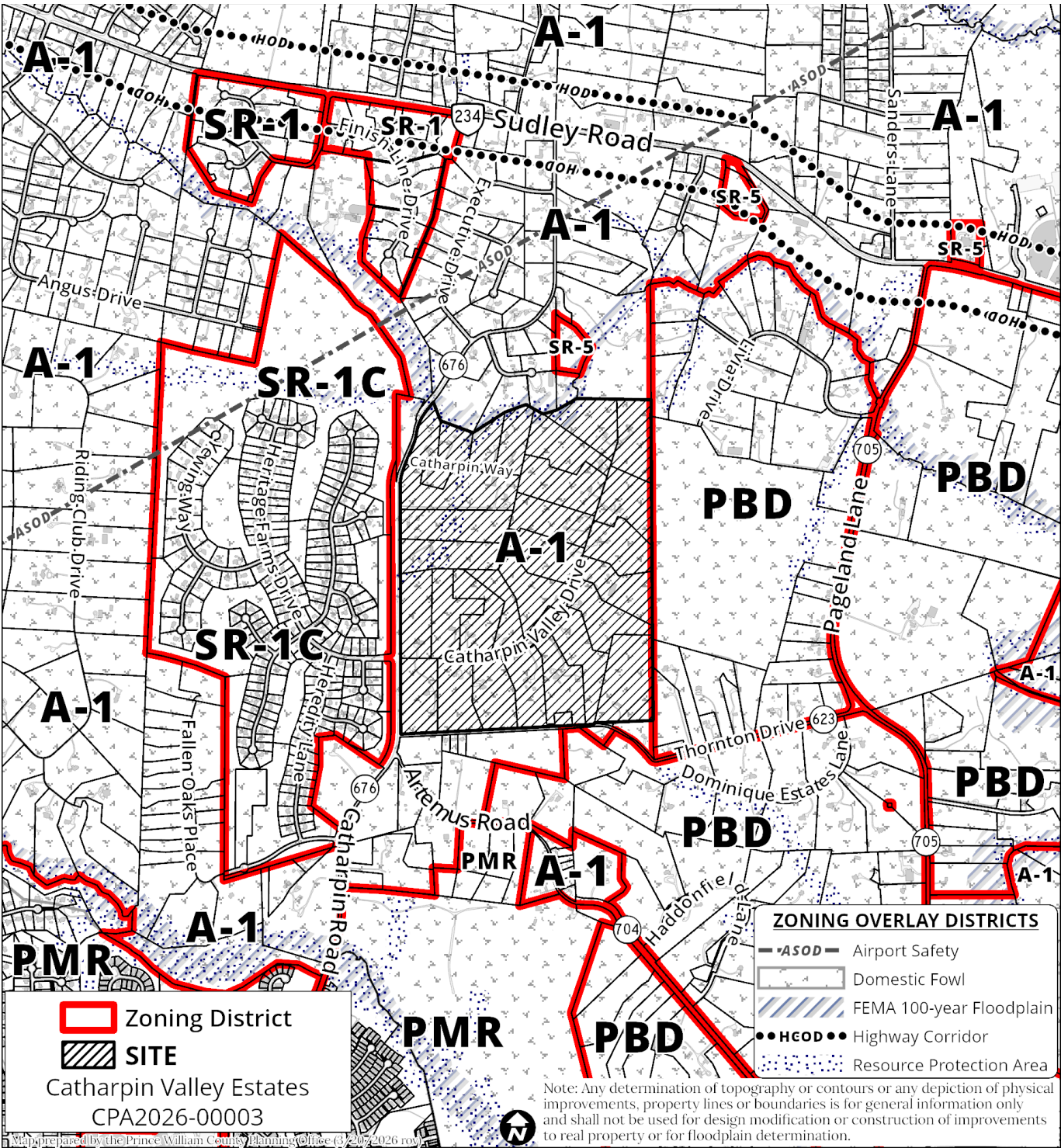
Given the proposed density under the proposed RN-2, Residential Neighborhood Long-Range Land Use has not significantly reduced from what was proposed under the RN-3, Residential Neighborhood, Long-Range Land Use, the Planning Office believes proposed changes of the Long-Range Land Use to RN-2, Residential Neighborhood will not significantly lessen potential transportation impacts to Catharpin Road and environmental impacts to Lick Branch compared to the originally proposed RN-3, Residential Neighborhood, Long-Range Land Use. Furthermore, the proposed R-2, Residential Neighborhood, Long-Range Land Use will still not be consistent with the neighboring land use which is primarily AF, Agriculture and Forestry with at T-0 Transect, or cluster development under the CRes-1C, Conservation Residential designation.

The Planning Office, therefore, recommends the BOCS not initiate Comprehensive Plan #CPA2026-00003, Catharpin Valley Estates, to change the Long-Range Land Use from AF, Agriculture and Forestry with a T-0 Transect, to RN-2, Residential Neighborhood with a T-2 Transect. Staff continue to recommend an alternative initiation of CRes-1C, Conservation Residential with a T-1C Transect. In staff's opinion, CRes-1C, Conservation Residential, is more consistent with neighboring Long-Range Land Use, has a lower density limit of 2 du/acre compared to the RN-2 designation, and should help to foster cluster development which could better manage impacts to Lick Branch.

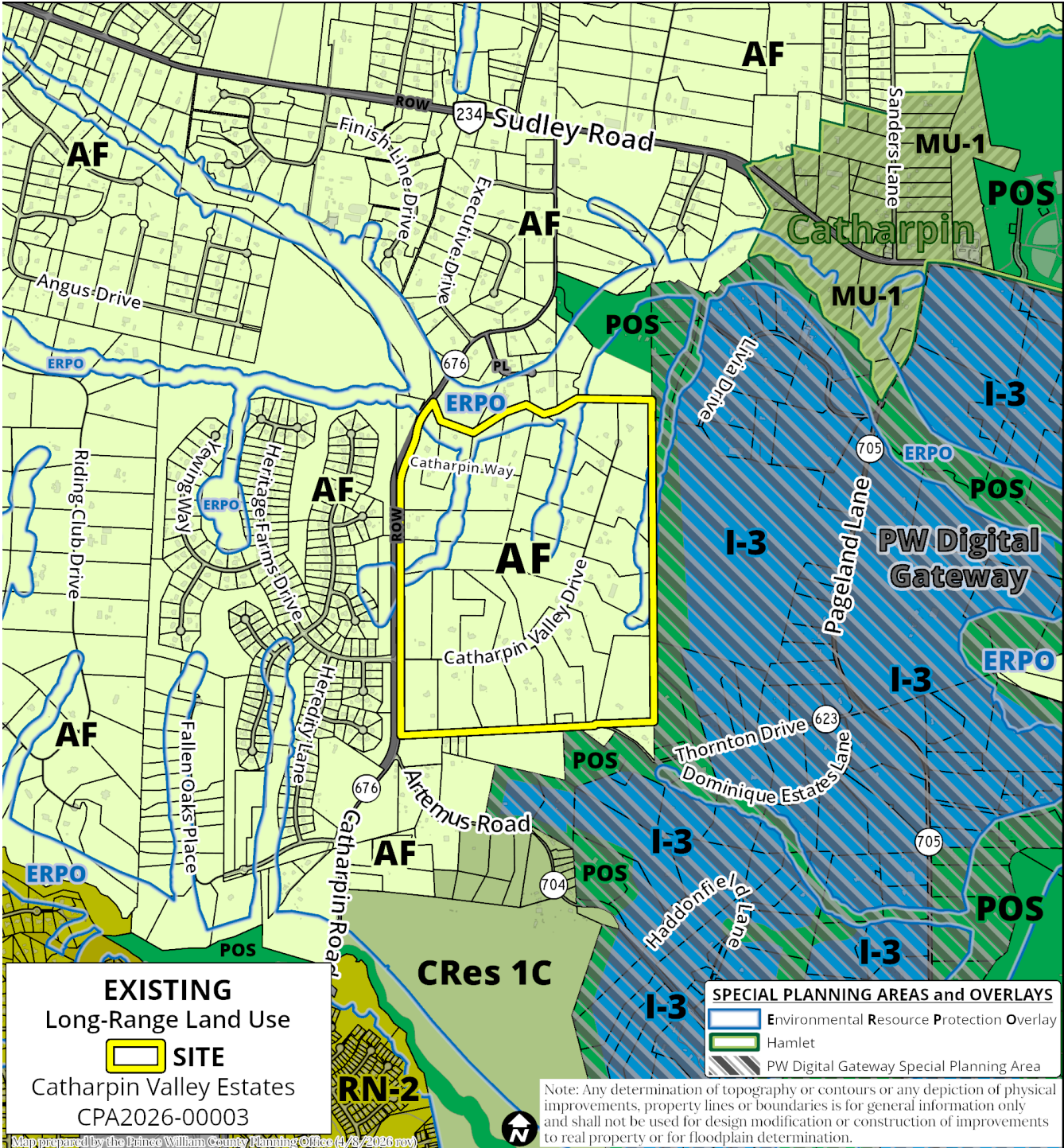
Attachment A: Long-Range Land Use & Zoning Maps



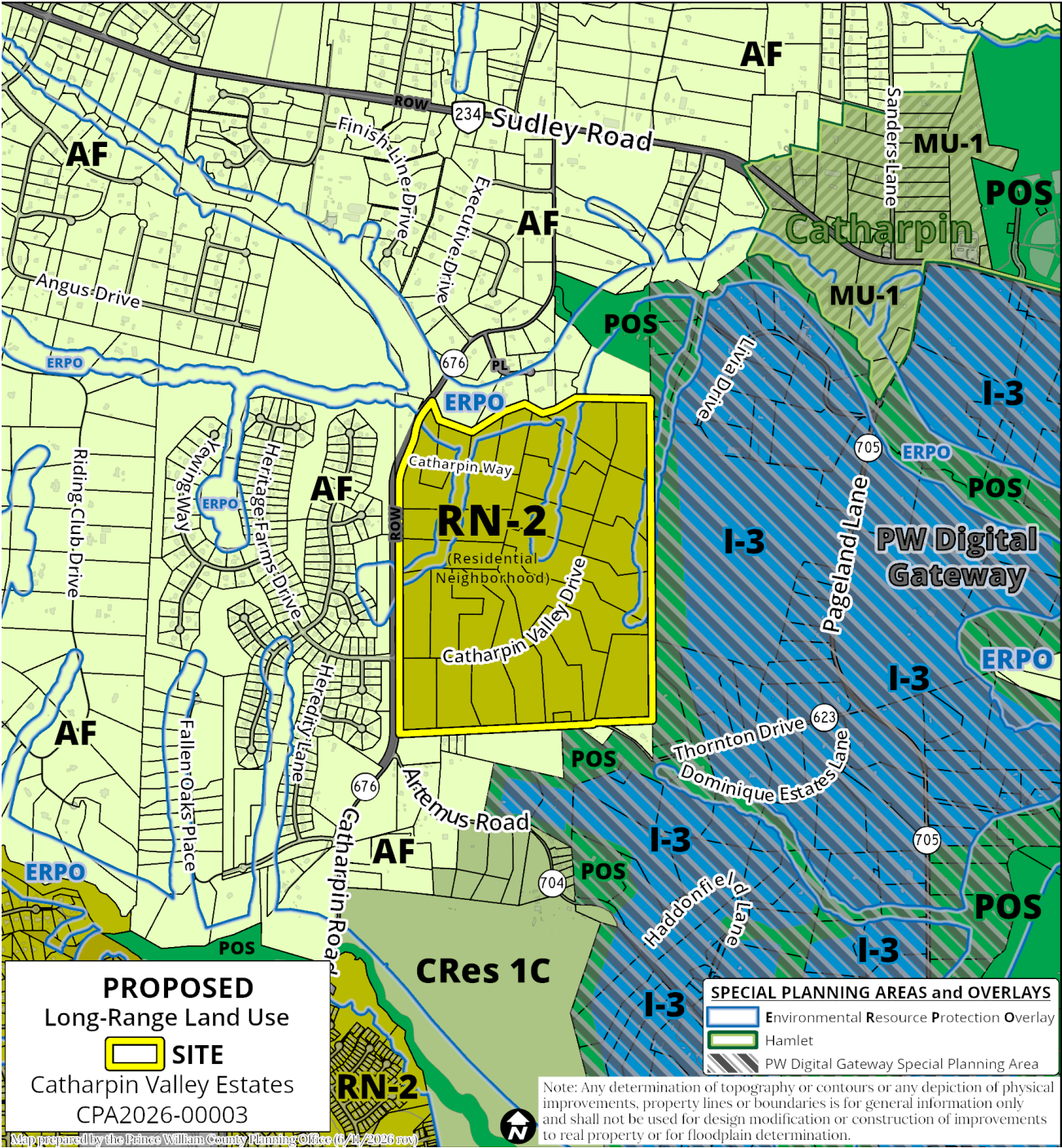
Aerial Map of CPA Site



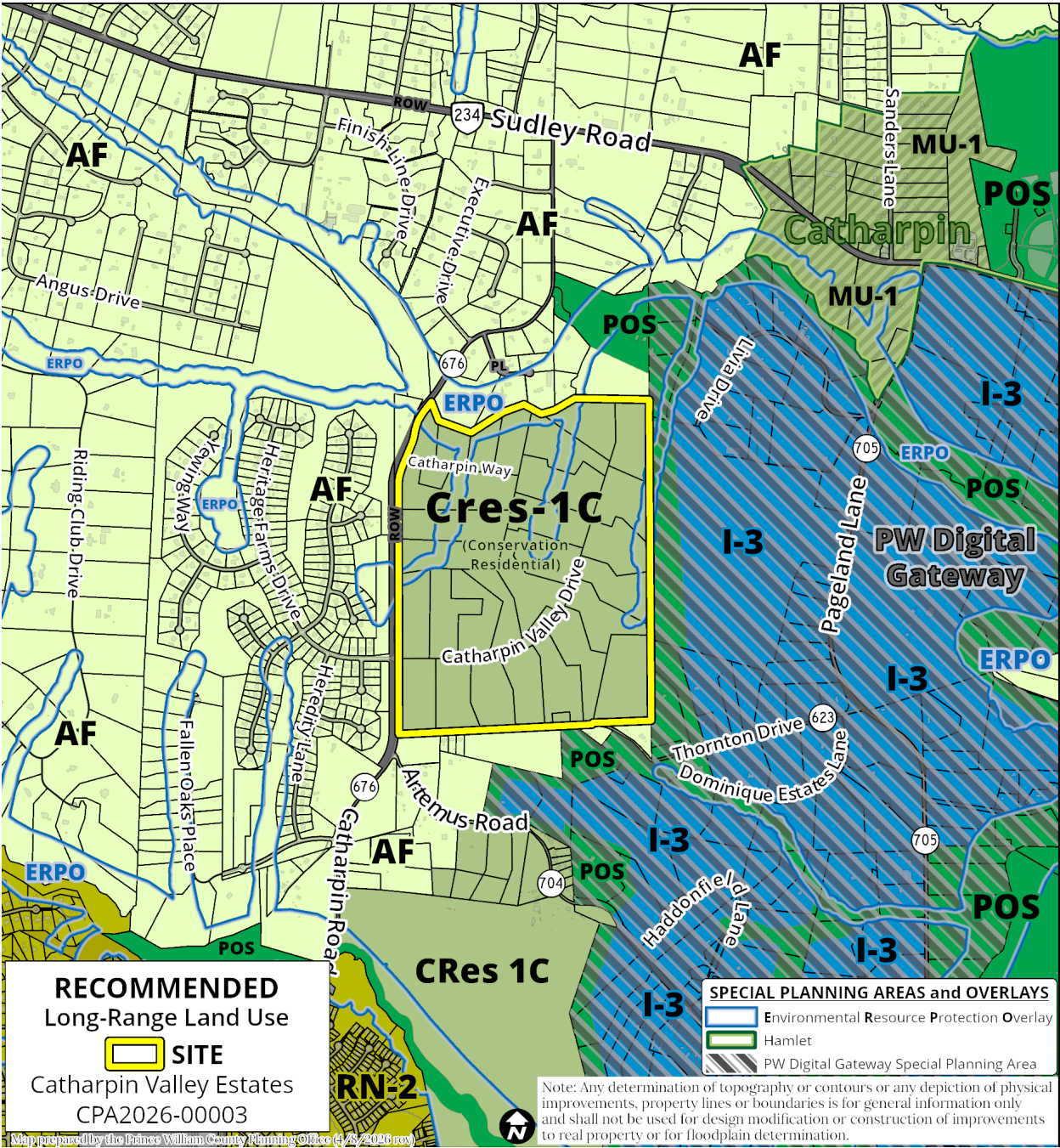
Existing Zoning



Existing Long Range Land Use



Proposed RN-2, Residential Long Range Land Use



Proposed CRes-1C, Residential Long Range Land Use

Attachment B: Requestor's Justification Narrative Statement
Catharpin Valley Estates Comprehensive Plan Amendment 2026-00003
Owner / Requestor: Cooley LLC

CATHARPIN VALLEY ESTATES
JUSTIFICATION OF PROPOSED
COMPREHENSIVE PLAN AMENDMENT
CPA2026-00003
June 11, 2026

The applicant, NVR, Inc. (hereinafter, the "Applicant"), is submitting this Comprehensive Plan Land Use Classification Request (hereinafter, the "Request") for approximately 292 acres of land in the Gainesville Magisterial District of Prince William County (the "County"), identified by the Property Owner list included with this submission, and located immediately east of Catharpin Road and about 1.5 miles south of the intersection of Catharpin Road and Sudley Road (hereinafter, the "Property").

Request: The Property is designated on the County's Comprehensive Plan Long-Range Land Use Map as AF (Agriculture and Forestry). The Applicant is proposing a long-range map change of the Property to RN-2 (Residential Neighborhood with a T-2 Transect), which allows for a density of 1-4 dwelling units per acre and primary uses such as multifamily, single-family attached, and single-family detached and secondary uses such as retirement communities. Should this request ultimately be initiated, the Applicant would seek to rezone the Property to the PMR, Planned Mixed Residential District, and implement a unified plan with coordinated architecture, open space, community amenities, and a diverse housing mix responsive to County needs.

The property is strategically positioned within an area of the County that has already transitioned from rural land to suburban neighborhoods. It is directly adjacent to, or within close proximity of, three significant residential communities: Oak Valley, Heritage Hunt, and the Smith Farm (Stanley Martin development). These existing neighborhoods demonstrate that the necessary infrastructure, schools, and retail services to support suburban living are already in place. The subject property is therefore uniquely situated to become the next logical extension of suburban growth, continuing an orderly development pattern that is consistent with the County's long-term planning goals.

This master-planned community will include an array of amenities that ensure a long-term high quality of life for residents and the broader community. Planned amenities include a community center and clubhouse, fitness area, outdoor playgrounds, a dog park, recreational fields, walking trails, and social gathering spaces. By incorporating these features, the project will deliver a complete neighborhood that is active, connected, and sustainable.

Existing & Surrounding Land Use: The Property is composed of low-density residential development zoned A-1 Agricultural. Development to the west across Catharpin Road from the Property is zoned SR-1C with a single-family detached neighborhood, and the majority of the properties to the south of this Property off of Catharpin Road are similarly zoned PMR. As such, this proposed residential development would complement and be compatible with the existing residential uses off of Catharpin Road.

Cultural Resources: A cultural resources assessment was previously submitted and signed by the County (CRP2026-00026). An additional cultural resource assessment for the additional properties

was submitted to the County Archaeologist on 3/10/26 and signed 3/12/26 (CRP2026-00073). The additional cultural resources assessment is provided with this submission. Should this Request ultimately be initiated by the Board of County Supervisors, a companion rezoning application would be filed and, in the event additional archaeology of the property is required, the Applicant would prepare a scope of work in consultation with the County Archaeologist or their designee to determine appropriate next steps.

Transportation: A Trip Generation Analysis, prepared by Bowman, dated June 6, 2026, is provided with this Request. As shown on the trip generation analysis, the proposed Request will generate 520 total AM peak hour trips and 663 PM peak hour trips. If warranted in the future via a companion rezoning application, the Applicant would prepare a Traffic Impact Analysis with that rezoning.

Conclusion: Prince William County is facing a pressing shortage of housing, particularly suburban neighborhoods that are accessible to families and seniors. Job growth in Northern Virginia continues to outpace housing production, fueling rising costs and forcing long commutes that burden families and worsen congestion, requiring expensive County road development. This Request provides a timely solution by unlocking land for much-needed housing stock in a location already framed by dense development.

Keeping the land in AF does not preserve agriculture, as none of these properties remains farmland. Rather, it simply leaves the parcels vulnerable to industrial rezonings, including the possibility of data center encroachment tied to the Pageland corridor. By approving PMR development in this location, the County can ensure that these parcels remain residential in character, permanently addressing Oak Valley's and the surrounding communities' concerns about the impacts of potential future industrial development adjacent to their neighborhoods.

At the same time, PMR is not only consistent with but also complementary to the existing land use pattern in this corridor. Heritage Hunt is zoned PMR and is thriving as a successful master-planned community. Oak Valley is zoned Suburban Residential, and the Smith Farm is zoned PMR. Approving PMR for the Property is, therefore, the logical continuation of existing suburban neighborhoods in a contiguous, fiscally responsible manner.

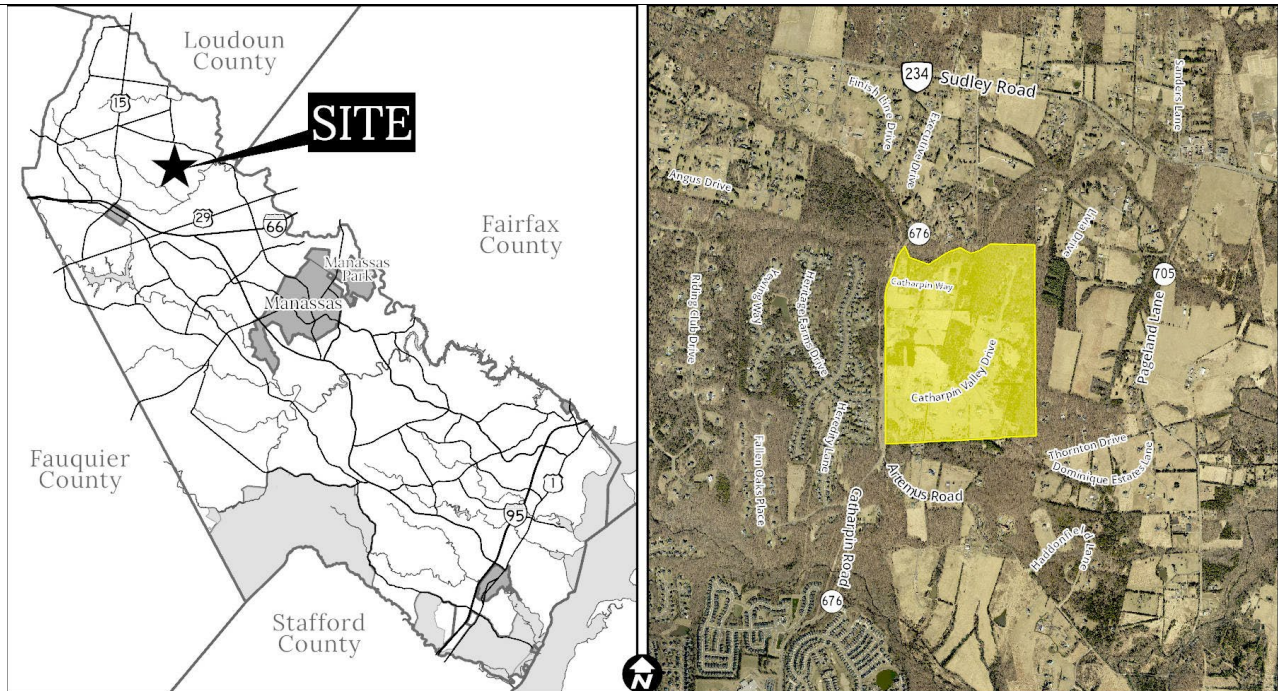
This Comprehensive Plan Amendment represents a rare opportunity for Prince William County to achieve multiple critical objectives with a single action. By redesignating the property parcels from AF to RN-2, the County will deliver a flagship master-planned community that directly addresses the region's housing shortage. The property's location, immediately adjacent to Oak Valley, Heritage Hunt, Regency at Creekside, and the Smith Farm, makes it the most logical and efficient place for growth, extending existing neighborhoods rather than scattering new development.

This project will help achieve the County's vision of being a community of choice for all residents. In light of the foregoing, we respectfully request that this Request be initiated by the Board of County Supervisors and look forward to working with County staff on this Request.



STAFF REPORT

Board Meeting Date:	May 12, 2026
Agenda Title:	CPA2026-00003, Catharpin Valley Estates
District Impact:	Gainesville Magisterial District
Requested Action:	Approve the resolution to authorize Initiation of CPA2026-00003 to change the Comprehensive Plan Long-Range Land Use designation of the subject property from AF, Agriculture and Forestry to CRes-1C, Conservation Residential with a T-1C transect.
Department / Agency Lead:	Planning Office
Staff Lead:	Tanya Washington, AICP, Planning Director
Case Planner:	Eric Griffiths, Principal Planner/Heritage Resources Specialist



EXECUTIVE SUMMARY

This is a request to change the Long-Range land use designation for 292.79 acres (subject property) from AF, Agriculture and Forestry with a T-0 Transect to RN-3, Residential Neighborhood with a T-3 Transect that will allow for the development of a suburban neighborhood that will feature single family detached, single-family attached, and multifamily housing. The site is currently zoned A-1, Agricultural. The requestor plans to submit a companion rezoning application that will change the zoning for the entire site to PMR, Planned Mixed Residential.

It is the recommendation of staff that the Board of County Supervisors (BOCS) not Initiate CPA2026-00003, Catharpin Valley Estates to change the change the Long-Range land use designation for the subject property from AF, Agriculture and Forestry with a T-0 Transect to RN-3, Residential Neighborhood with a T-3 Transect. It is further recommendation of staff that the Board of County Supervisors initiate a Comprehensive Plan Amendment (CPA) to change the Long-Range land use designation for the subject property from AF, Agriculture and Forestry with a T-0 Transect to CRes-1C, Conservation Residential with a T-1C Transect.

BACKGROUND

- A. Comprehensive Plan Amendments (CPAs): Under Section 15.2-2229 of the Code of Virginia, the Board of County Supervisors (BOCS) may consider amendments to the adopted Comprehensive Plan.
- B. Request: This is a request to change the Long-Range land use designation for approximately ±292 acres from AF, Agriculture and Forestry to RN-3, Residential with a T-3 Transect that will allow for the development of a suburban neighborhood that will feature single family detached, single-family attached, multifamily, and senior housing. See Locator Map showing the general location of the amendment request area. More information can be found in the requestor's justification statement.

Project	District	Existing Long Range Land Use	Existing Acres	Requested Long Range Land Use	Proposed Acres
Catharpin Valley Estates	Gainesville	AF, Agriculture and Forestry	±292.79	RN-3, Residential Neighborhood with a T-3 Transect	±292.79

- C. Site Location: The subject property is located east of Catharpin Road, north of this road's intersection with Thorton Drive and south of the Lick Branch tributary. The subject property consists of thirty individual properties identified as GPINs 7499-31-6034, 7499-23-3024, 7499-12-3078, 7498-19-4899, 7499-30-1456, 7499-20-4913, 7499-13-5416, 7499-13-9512, 7499-20-0504, 7499-11-4608, 7499-12-5713, 7499-20-9020, 7499-12-6759, 7499-31-6288, 7499-33-8741, 7499-22-8563, 7499-21-0709, 7499-23-9305, 7499-10-0502, 7499-13-2124, 7499-30-3999, 7499-22-7921, 7499-21-5331, 7499-11-5474, 7499-32-8152, 7499-30-7734, 7499-21-2811, 7499-33-3142, 7499-21-7275, and 7499-11-0606. The site is located approximately 3,644 feet (0.69 miles) south of Catharpin Road's intersection with Sudley Road (Route 234).
- D. Existing Zoning: The subject property is zoned A-1 Agricultural and is located within the Airport Safety Overlay District, Domestic Fowl Overlay District, Environmental Resource Protection Overlay (ERPO), and the 100-year Flood Hazard Overlay.

- E. Existing Land Use: The subject properties are identified as AF, Agriculture and Forestry with a T-0 Transect on the Long-Range Land Use map. Several of the properties are developed with single-family detached houses.
- F. Surrounding Land Use: The land adjacent to the north end of the proposed CPA area is planned AF, Agriculture and Forestry with a T-0 Transect and POS, Parks and Open Space with a T-1 Transect. These areas are zoned A-1, Agricultural and SR-5, Semi Rural Residential District. Land adjacent to the east is designated POS, Parks and Open Space with a T-1 Transect, and is zoned PBD, Planned Business District. Further to the east of the POS area is the Digital Gateway corridor which contains land planned I-3, Industrial with a T-3 Transect. Areas to the south contains a mixture of land designated as AF, Agriculture and Forestry with a T-0 Transect, POS, Parks and Open Space with a T-1 Transect, I-3, Industrial with a T-3 Transect, and CRes, with a T-1C Transect. These areas are zoned A-1, Agricultural, PBD, Planned Business District, and PMR, Planned Mixed Residential District. Adjacent to the west, across Catharpin Road, land is designated AF, Agriculture and Forestry with a T-0 Transect and is zoned SR-1C, Semirural Residential District with cluster development.
- G. Demographics: The following table summarizes the range of demographic impacts of both the existing long-range land use designations and the changes proposed with this CPA using methodology consistent with the Build-Out Analysis. The requestor will submit a concurrent rezoning application. The impacts below are based on their anticipated concurrent rezoning as well as estimated transportation impacts.

CPA2026-00003, Carpathia Valley Estates	Existing Capacity		Proposed Capacity	
	Low	High	Low	High
Non-residential (Potential GFA)	0	0	252,249	625,140
Total Jobs	0	0	647	1,605
Dwelling Units	29	29	906	2,719
People	97	97	2,959	8,885
Total People + Jobs	97	97	3,606	10,490
Activity Density (Total People + Jobs/Acres)	0.33	0.33	12.35	35.94

- H. Concurrent Rezoning and Special Use Permit- The requestor has submitted a companion application to rezone properties from A-1, Agricultural, to PMR, Planned Mixed Residential.

STAFF RECOMMENDATION

- A. Staff Evaluation of Proposed Request for Initiation – Staff evaluated this request with the purpose of recommending whether to initiate the CPA, to initiate with an expanded area or different land use designation, or to not initiate the CPA.
1. Criteria of Staff Evaluation – Staff evaluated each recommendation for initiation based on consistency with the Comprehensive Plan and the adopted Strategic Plan.
 2. Three Types of Possible Recommendations –
 - a) Initiate – Based on the staff evaluation, CPA requests may be recommended by staff for initiation.
 - b) Expanded Study Area / Different Land Use Designations – In some cases, staff may determine that either a larger area should be studied to make the proposal more appropriate for the area and/or different land use designations may be recommended.
 - c) Do Not Initiate – Based on the staff evaluation, CPA requests may not be recommended for initiation based on inconsistency with the goals of the Comprehensive Plan.
- B. Staff Recommendation- Staff recommends not to Initiate CPA 2026-00003 Catharpin Valley Estates to change the Long-Range Land Use designation of ±292.79 acres from AF, Agriculture and Forestry, to RN-3, Residential with a T-3 Transect, for the following reasons:
1. Incompatibility with Surrounding Land Use and Comprehensive Plan Designation: The proposed land use change is not compatible with the surrounding land use pattern. The surrounding area is primarily designated Agriculture & Forestry (AF), which is intended to support rural character, low-density development, and natural resource protection. Comprehensive Plan Action Strategy LU2.2 states that new development requests should propose densities that are compatible with their surrounding character areas and consistent with the surrounding Long-Range Land Use. The proposed CPA addresses changing the Long-Range Land Use designation to RN-3, Residential, which is more appropriate for more heavily developed suburban context that would introduce development patterns inconsistent with surrounding land use. The CPA provides more substantial density than the neighboring residential land use. The proposed RN-3, Residential Neighborhood destination recommends a residential density of 4-12 dwelling units (du) per acre. By contrast the AF Long-Range Land Use recommends a residential density of 1 du per 10 acres. Other locally contextual land use designations include the Smith's Crossing development, which is designated CRes 1-C, Conservation Residential with a T-1C Transect and has a density range of 2 du/acre.

2. Conflict with Smart Growth Principles: The request does not align with the County's Smart Growth strategies and principles embedded in the Comprehensive Plan. These strategies prioritize compact, mixed-use, walkable, and transit-oriented development while discouraging scattered, and resource-intensive sprawl. Comprehensive Plan Action Strategy LU 2.3 directs new development to areas served by transit corridors, designated activity centers, town centers, and redevelopment corridors, and appropriate areas within Small Area Plans. Action Strategy LU8.1 supports higher-density residential uses in transit-oriented developments such as Town Centers, Activity Centers, Redevelopment Corridors, and nearby employment areas. Higher residential densities are encouraged to be located near or with access to mass transit stations like the Virginia Railway Express, bus routes, and other transit nodes and facilities. The subject property is not located within or near any activity centers, mixed use centers, or is a part of small area plans. The subject property is not located near any major or minor transportation arteries. Catharpin Road is classified only as a Major Collector.

While Staff does not support initiation of a CPA to the proposed RN-3 designation, Staff would support a designation to a lower land use classification that better aligns with neighboring residential land use. The character of the subject property and surrounding properties have changed beyond the need to protect and preserve agricultural landscapes. However, Lick Branch, which forms the northern boundary of the subject property, should be preserved. CRes-1C, Conservation Residential, with a T-1C transect, provides low density cluster development that could provide semi-rural residential placemaking, while also providing adequate protection for Lick Branch.

If the BOCS approves the initiation of this CPA, the rezoning requestor should work with the County to address the mitigation of the potential impacts of the rezoning.

- C. Board Action Requested – Do not Initiate Comprehensive Plan Amendment #CPA2026-00003 to change the Long-Range Land Use designation of ±292 acres currently classified as AF, Agriculture and Forestry, to RN-3, Residential Neighborhood with a T-3 Transect. Initiate Comprehensive Plan Amendment #CPA2026-00003 to change the Long-Range Land Use designation of ±292 acres currently classified as AF, Agriculture and Forestry, to CRes-1C, Conservation Residential with a T-1C Transect.

Community Input

As of the date of this staff report, the Planning Office has not received any verbal or written comments on this request.

Legal Issues

Initiation of a CPA does not mean that the Board must approve the CPA after it is studied; it instead begins the process for consideration. Other legal issues are appropriately addressed by the County Attorney's Office.

Timing

There is no time frame requirement for the Board to take action on the initiation of Comprehensive Plan Amendment requests.

STAFF CONTACT INFORMATION

Case Planner: Eric Griffitts | 703-792-4544
egriffitts@pwcgov.org

ATTACHMENTS

Attachment A: Staff Analysis
Attachment B: Long-Range Land Use & Zoning Maps
Attachment C: Requestor's Justification Narrative Statement

Attachment A: Staff Analysis: Catharpin Valley Estates

Request: This request is to change the Long-Range Land Use designation of ±292 acres currently classified as AF, Agriculture and Forestry to RN-3, Residential with a T-3 Transect.

Long-Range Land Use Summary

Location: The site, or subject property, consists of thirty (30) parcels located east of Catharpin Road, north of this road's intersection with Thorton Drive and south of the Lick Branch tributary. The 30 individual properties are identified as GPINs 7499-31-6034, 7499-23-3024, 7499-12-3078, 7498-19-4899, 7499-30-1456, 7499-20-4913, 7499-13-5416, 7499-13-9512, 7499-20-0504, 7499-11-4608, 7499-12-5713, 7499-20-9020, 7499-12-6759, 7499-31-6288, 7499-33-8741, 7499-22-8563, 7499-21-0709, 7499-23-9305, 7499-10-0502, 7499-13-2124, 7499-30-3999, 7499-22-7921, 7499-21-5331, 7499-11-5474, 7499-32-8152, 7499-30-7734, 7499-21-2811, 7499-33-3142, 7499-21-7275, and 7499-11-0606.

The following table summarizes the request:

LRLU Classification	Existing Acreage (±)	Proposed Acreage (±)
AF, Agriculture and Forestry with a T-0 Transect	±292.79	0
RN-3, Residential with a T-3 Transect	0	±292.79
Total	±292.79	±292.79

The following table summarizes the uses and densities intended in the AF and RN-3 designations:

Existing Land Use: AF, Agriculture and Forestry with a T-0 Transect	This classification is designed to protect and enhance agricultural and forested land as an economic and environmental resource. This classification encourages agricultural uses and forest preservation accommodated by a primary residential use. This classification is designed to encourage conservation and proper use of large tracts of real property in order to provide for available sources of agricultural products; to assure open spaces within reach of concentrations of population; to conserve natural resources; prevent erosion and protect the environment; and to provide adequate water supplies
Existing Land Use Designation: AF	Primary Uses: Single Family Detached, Agribusiness, Agriculture Percent Mix of Uses: Residential:100% Density: Residential: 1du/10 acres Minimum Open Space: 30% Target Building Height: 1-2 stories Zoning: A-1
Proposed Land Use: RN-3, Industrial with a T-3 Transect	RN-3, Residential Neighborhoods primarily accommodate single-family attached or detached homes arranged in small to medium sized lots as well as some multi-family residential. Connections and pedestrian amenities should still be a priority for development design. These areas should also include parks, trails and open space integrated into the development in

	appropriate locations. Small office or service uses may be appropriate. Affordable and workforce housing is encouraged Countywide.
Proposed Land Use Designation: RN-3	Primary Uses: Single Family Detached, Single Family Attached, Multi-Family s Percent Mix of Uses: Residential:90-100%, Non-Residential: 0-10%, Civic 0-5% Density: Residential: 4-12du/acre; Commercial: 0.23-0.57 FAR Minimum Open Space: 30% Target Building Height: 3-5 stories Zoning: PMR, R-4, R-6, and R-16

Demographics:

The following chart summarizes the demographic impacts of the request based on long range land use designation proposed using methodology consistent with the Build-Out Analysis:

Catharpin Valley Estates CPA							
		Existing Plan			Proposed Plan		
Develop/Redevelop Acres		291.80			291.80		
Net Land Area Factor		100%			100%		
Residential Acres		291.8			291.8		
Employment Acres		0			25.2		
Public Lands		0			0		
Parklands and Open Space		0			0		
ER Acres		40			40		
		Low	Maximum	Average	Low	High	Average
New SFD units		29	29	29	453	1,360	906
New SFA units		0	0	0	453	1,360	906
New MFA Units		0	0	0	0	0	0
New Total Units		29	29	29	906	2,719	1,812

Catharpin Valley Estates CPA							
New Residents		97	97	97	2,959	8,885	5,920
New Employees		0	0	0	647	1,605	1,125
New Office Employees		0	0	0	252	625	438
New Retail Employees		0	0	0	364	902	633
New Industrial Employees		0	0	0	0	0	0
New Other Employees		0	0	0	31	78	54
New Non-Res GFA		0	0	0	252,249	625,140	438,695
New Retail GFA		0	0	0	163,962	406,341	285,152
New Office GFA		0	0	0	63,062	156,285	109,674
New Industrial GFA		0	0	0	0	0	0
New Other GFA		0	0	0	25,225	62,514	43,869

The following are relevant to this request:

Concurrent Rezoning

The requestor plans to submit a companion application to rezone the subject property from A-1, Agricultural, to PMR, Planned Mixed Residential, that has the potential to provide 1,393 new housing units.

Housing

Housing is a key component to achieve the County's vision of being a community of choice for all residents. The housing chapter of the Comprehensive Plan addresses affordability concerns and ensures that the implicit connections with mobility, environment, health, and equity are addressed to support the building of healthy equitable communities. The region is facing an unprecedented demand for new housing. Understanding the diverse needs of the community and the ongoing demographic drivers provides guidance for the development of new residential communities. The vision of the Comprehensive Plan Housing Chapter is to ensure the County provides for diversity of housing styles and price points to promote equitable sustainable communities for residents during all phases of their life and across all income bands is the priority, and attainable housing which is housing that is meant to be affordable to households earning within the Area Median Income ("AMI"). The CPA request addresses the following housing policies:

- *Housing Policy 2: Creating New Diverse Housing Communities. Promote diverse mixed income housing communities throughout the County that address the demand for additional housing, the demand for a variety of housing, and the demand for affordable housing to meet the needs of residents at all income levels throughout all stages of life.* The proposed CPA has the potential to address goals to provide a diverse assortment of housing that will be available to various income levels and will include senior housing. Replanning for RN-3, Residential Neighborhood along with a companion rezoning to PMR, Planned Mixed Residential will facilitate the redevelopment of the subject properties into a planned residential community that will consist of 240 multi-family units, 241 single-family attached units, 516 single family detached units, 218 senior adult single-family units and 178 senior adult multi-family units. However, the requestor has not indicated any plan to date to provide affordable housing as part of this proposal.

The proposed CPA does not align with the following housing policies:

- *Housing Policy 4: Intersection of Mobility and Housing: Strategically locate diverse housing types near transportation, services, and employment centers to build equitable comprehensive multimodal communities and reduce associated transportation expenses for cost burdened residents. Provide 75% of new housing in Activity Centers.* The subject property is not located within or near activity or mixed-use centers nor is it near major transportation arteries with services. Currently access to the site is provided by only a single road, Catharpin Road, which is classified as a Major Collector roadway.

Surrounding Land Uses

The subject property is located in an area within the Gainesville District characterized by rural and semi-rural land use classifications and zoning. A notable exception is the Digital Gateway corridor which consists of land classified as I-3, Industrial with a T-3 Transect, located due east of the subject property.

The land use and zoning for adjacent parcels are identified in the following table.

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Residential and Open Space	AF, Agriculture and Forestry with a T-0 Transect Parks and Open Space with a T-1 Transect	A-1, Agricultural SR-5, Semi Rural Residential District.
East	Open Space	Parks and Open Space with a T-1 Transect	PBD, Planned Business District
South	Residential and Open Space	AF, Agriculture and Forestry with a T-0 Transect POS, Parks and Open Space with a T-1 Transect I-3, Industrial with a T-3 Transect	PBD, Planned Business District

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
West	Residential	AF, Agriculture and Forestry with a T-0 Transect	SR-1C Semi Rural Residential District with Cluster Development

Notable residential development adjacent or near the subject property includes:

- *Smith Crossing.* The community was created through a rezoning approved by the Board in 2024 and has not been developed as of the date of this staff report. This community consists of 234.78 acres that was replanned in the Comprehensive Plan to CRES-1C, Conservation Residential with a T-1C Transect and rezoned to PMR, Planned Mix Residential, for the development of a 375-unit residential community. The density will consist of 1.64 dwelling units (du) per acre and will include a mix of single-family attached and single-family detached units. The Smith Crossing community is located approximately 1,150 feet (0.218 miles) south of the subject property.
- *Heritage Farm – Oak Valley Estates.* Heritage Farm -Oak Valley Estates is a rural community of approximately ±250 single-family homes located on a ±403-acre site with a large percentage of the land dedicated to common area. The community was approved by the Board in 1995 from REZ1994-0017, which created an SR-1C, Semi Rural Residential District, with cluster development. The community is designated AF, Agriculture and Forestry, in the Comprehensive Plan. The Heritage Farm – Oak Valley Estates community is located adjacent to the west of the subject property on the west side of Catharpin Road.

Comprehensive Plan Land Use Analysis

The Long-Range Land Use Plan represents that part of the Prince William County Comprehensive Plan that provides a development vision illustrating the best means for the County to utilize its land resources. The Land Use Plan is set to accommodate future development in an efficient and sustainable way that is compatible with the character of various communities while protecting the valuable and sensitive natural resources throughout the County and contributing to the County's Climate and Resiliency goals. The Land Use Plan provides best practices for the integration of environmental justice, equitable development, and smart growth approaches to establish healthy, inclusive and sustainable neighborhoods. The Land Use Plan considers the County's existing and future needs for commerce, environmental protection, energy efficiency, historic preservation, housing, industry, public and semi-public facilities, parks and recreation, transportation, as well as social and economic sustainability.

The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. The Long-Range Land Use classifications serve as a guide to the physical development of the County and reflect the spatial distribution of various urban, suburban, and rural land use designations. In addition to delineating land uses on the Long-Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail

amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The proposed CPA is a request to change the Long Range Land Use of ±292 acres from AF, Agricultural Forestry with a T-0 Transect, to RN-3, Residential Neighborhood with a T-3 Transect. According to the Comprehensive Plan, the AF district is designed to protect and enhance agricultural and forested land as an economic and environmental resource. This classification encourages agricultural uses and forest preservation accommodated by a primary residential use. This classification is designed to encourage conservation and proper use of large tracts of real property in order to provide for available sources of agricultural products; to assure open spaces within reach of concentrations of population; to conserve natural resources; prevent erosion and protect the environment; and to provide adequate water supplies. Density should be at the lower end of the transect.

The Comprehensive Plan defines the RN-3 designation as represents a suburban community land use, which accommodates the lower-density residential, neighborhood-oriented retail and service uses, and smaller scale employment uses found in the more traditional neighborhoods and/or along major intra-County transportation corridors. Implementation of the ten Smart Growth principles in suburban areas is critical for providing a high quality of life for County residents. Planned mixed-use developments fulfill this vision by providing a distinct sense of place, allowing for walkable neighborhoods, and allowing residents in different stages of life to remain in their communities. Activity Centers act as a mechanism by which incentives such as a streamlined re-planning process and increased use flexibility are given to projects that would implement smart growth. Infill development outside these centers should be consistent with the character of the existing community. The Suburban Communities should be an area that maintains a basic suburban character but enhances the livability and design quality of existing neighborhoods and new developments over time. Retail and service uses should be well connected, and neighborhood-based retail and service centers should, where possible, be within walking or biking distance of residential and employment areas. Where possible, the Comprehensive Plan encourages clustering residential and commercial development to preserve open space and reduce public expenditure for public services.

While the subject property remains located in an area that is largely defined by AF planned land, it is fair to state that the location is surrounded by planned residential communities that do not address the intent of AF designated area. However, these residential communities, Smith Crossing, and Heritage Farm – Oak Valley Estates which are discussed previously, represent rural communities with low density residential land use. The proposed change to RN-3 will create a significantly denser residential neighborhood with density ranges of 4-12 du/acre. While the proposed development for Catharpin Valley Estates development is at the lower end of this range (4.77 du/acre), this represents a significant denser community than compared to the neighboring Smith's Crossing, for example, which has a planned density of 1.64 du/acre. The proposed Long-Range Land Use change is not compatible with the surrounding land use pattern. As such it does not align with the following Comprehensive Plan Land Use Policies and Action Strategies:

- LU-POLICY 2: Encourage land use densities and intensities that promote efficient development patterns throughout the County.
- LU ACTION STRATEGY 2.2: New development applications should have densities that are appropriate to the character areas in the County and are consistent with those reflected on the Long-Range Land Use Map.

Furthermore, higher density suburban residential communities are more appropriately located near transit-orientated development that include mixed use districts, town centers, and activity centers. The subject property is not located near mixed use districts, town centers, or activity centers. The subject property is also not located near a main transportation corridor and is currently only accessed by Catharpin Road. As such it does not align with the following Comprehensive Plan Long-Range Land Use Policies and Action Strategies:

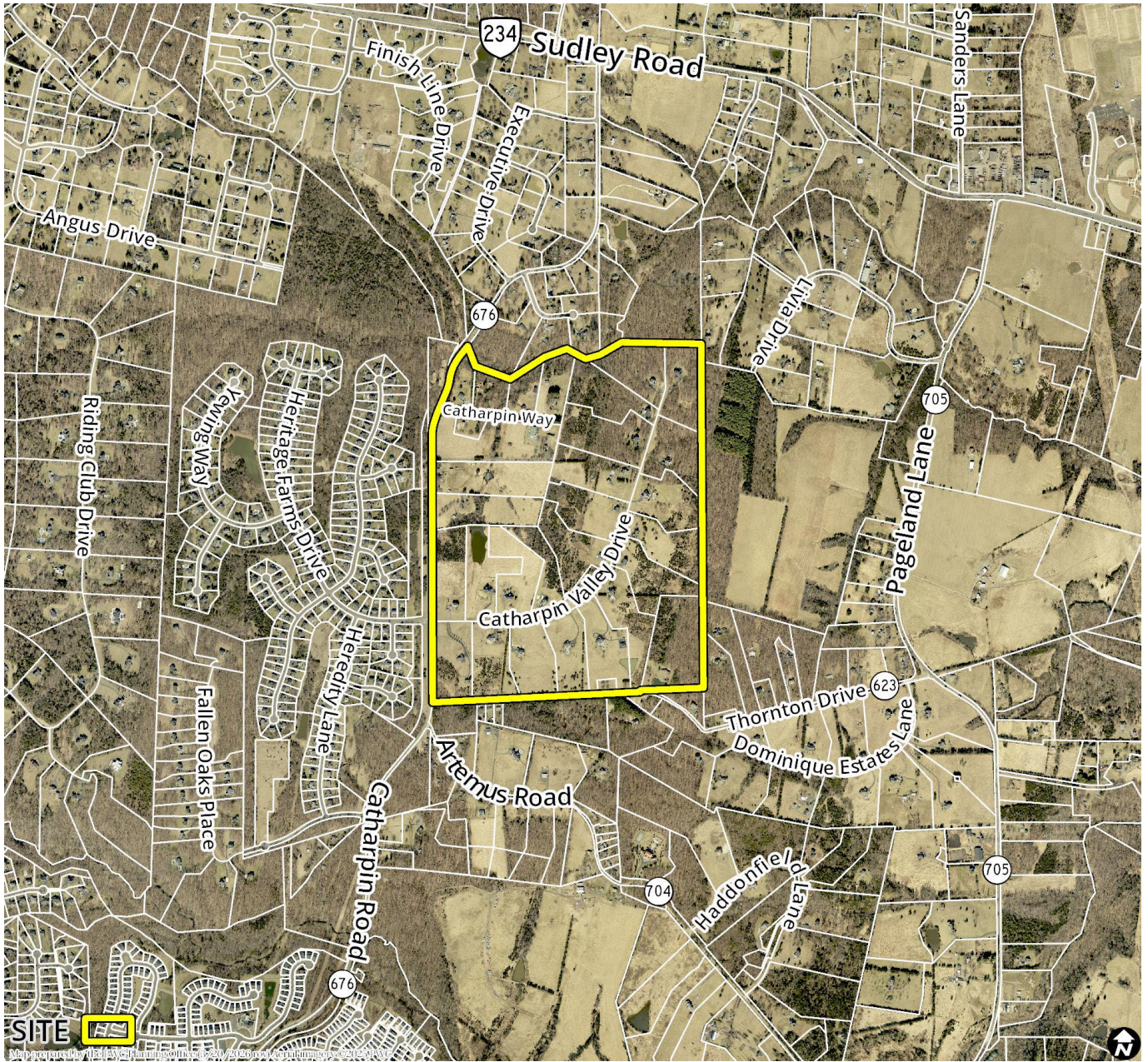
- LU ACTION STRATEGY 2.3: Direct new development to areas served by transit corridors, particularly designated activity centers, town centers, and redevelopment corridors, and appropriate areas within Small Area Plans.
- LU ACTION STRATEGY 8.1: Support higher-density residential uses in transit-oriented developments such as Town Centers, Activity Centers, Redevelopment Corridors, and near employment areas. Higher residential densities are encouraged to be located near or with access to mass transit stations like the Virginia Railway Express, bus routes, and other transit nodes and facilities.

Transportation Analysis

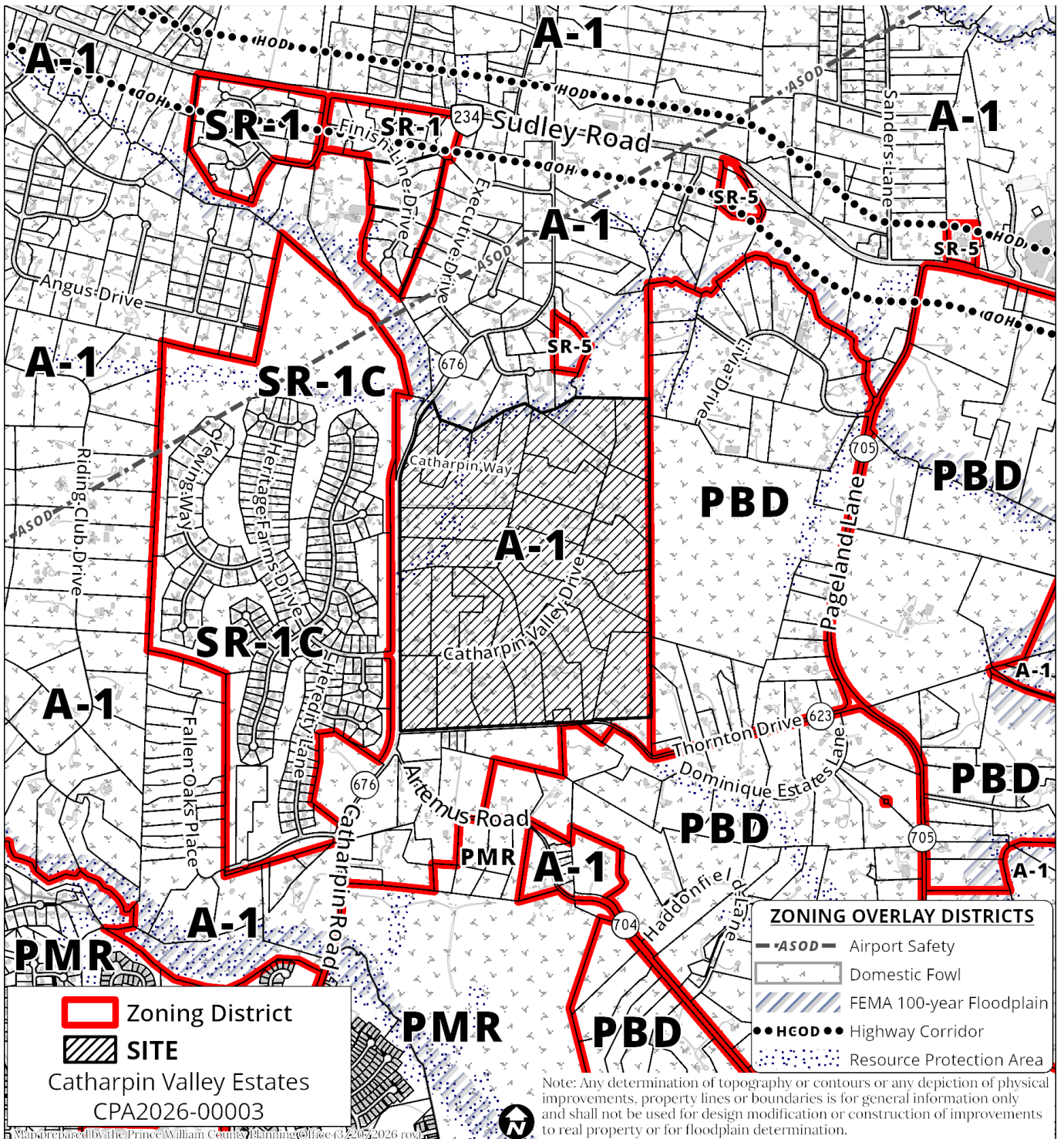
The requestor proposes to amend the Comprehensive Plan (CPA) Long Range Land Use designation on a 292.79-acre site, located east of the intersection of Catharpin road and Heritage Farms Drive/Catharpin Valley Drive in the City of Catharpin in the Gainesville Magisterial District. The requestor proposes to change the Long-Range Land Use designation of the subject property from AF, Agriculture and Forestry to RN-3, Residential Neighborhood with a T-3 Transect, which recommends a density of 4-12 dwelling units (du) per acre. The existing A-1 zoning allows one single family dwelling per 10 acres for a total of 21 single family units. The requestor will file a rezoning application for changing the zoning designation of the subject property from A-1, Agricultural to the PMD, Planned Mixed Residential district. The requestor revised their first submission unit totals to now allow for 240 multi-family units, 241 single-family attached units, 516 single family detached units, 218 senior adult single-family units, and 178 senior adult multi-family units. The Institute of Transportation Engineers Trip Generation, 12th Edition trip rates for the existing plan land uses with 21 single family detached units generate 15 AM peak hour, 20 PM peak hour and 198 weekday vehicle trips. The proposed plan land uses are 240 multi-family units, 241 single-family attached units, 516 single family detached units, 218 senior adult single-family units and 178 senior adult multi-family units generate 677 AM peak hour, 815 PM peak hour and 9,147 weekday daily vehicle trips. The proposed CPA represents an increase of 662 AM peak hour, 795 PM peak hour and 8,949 weekday daily vehicle trips when compared to the existing planned land use.

Converting the Long-Range Land Use designation of this site from AF, Agriculture and Forestry, to RN-3, Residential Neighborhood with a T-3 Transect, which recommends a density of 4-12 dwelling units per acre would add vehicle trips to the adjacent road network with the potential to increase overall vehicle miles traveled. In addition, the proposal would change approved Comprehensive Plan land uses. However, transportation staff could support this CPA if the development impacts are adequately addressed with the concurrent rezoning. This includes as needed road improvements, transit, bicycle facilities, pedestrian facilities and potential interparcel access for emergency and public vehicles including fire & rescue, law enforcement and school buses. The requestor is advised that while this report has examined their CPA request, primarily within the general context of the Mobility Chapter of the Comprehensive Plan, this does not relinquish any requirements of the DCSM, site/subdivision plan review, and any staff comments and recommendations during the rezoning application review process.

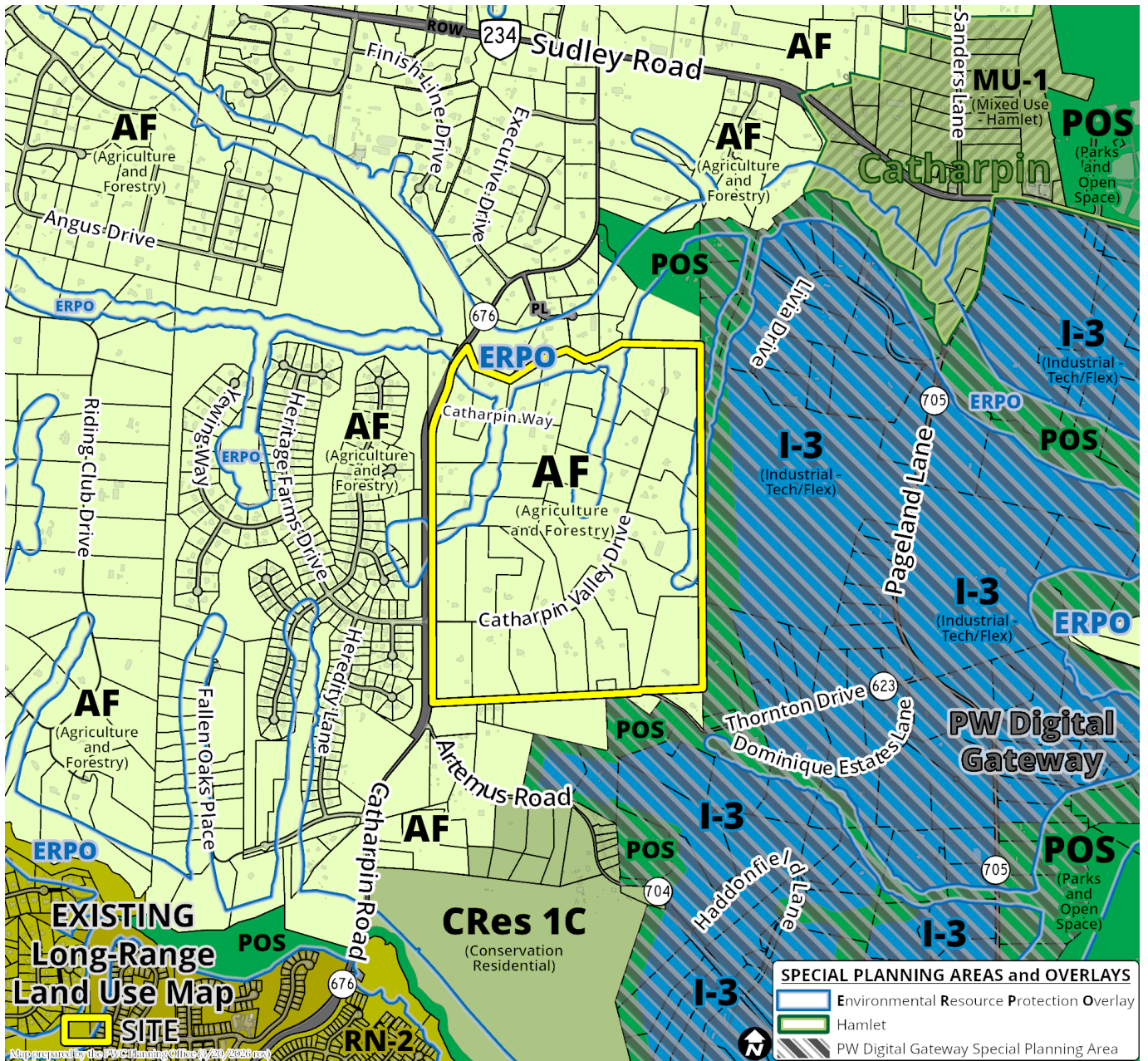
Attachment B: Long-Range Land Use & Zoning Maps



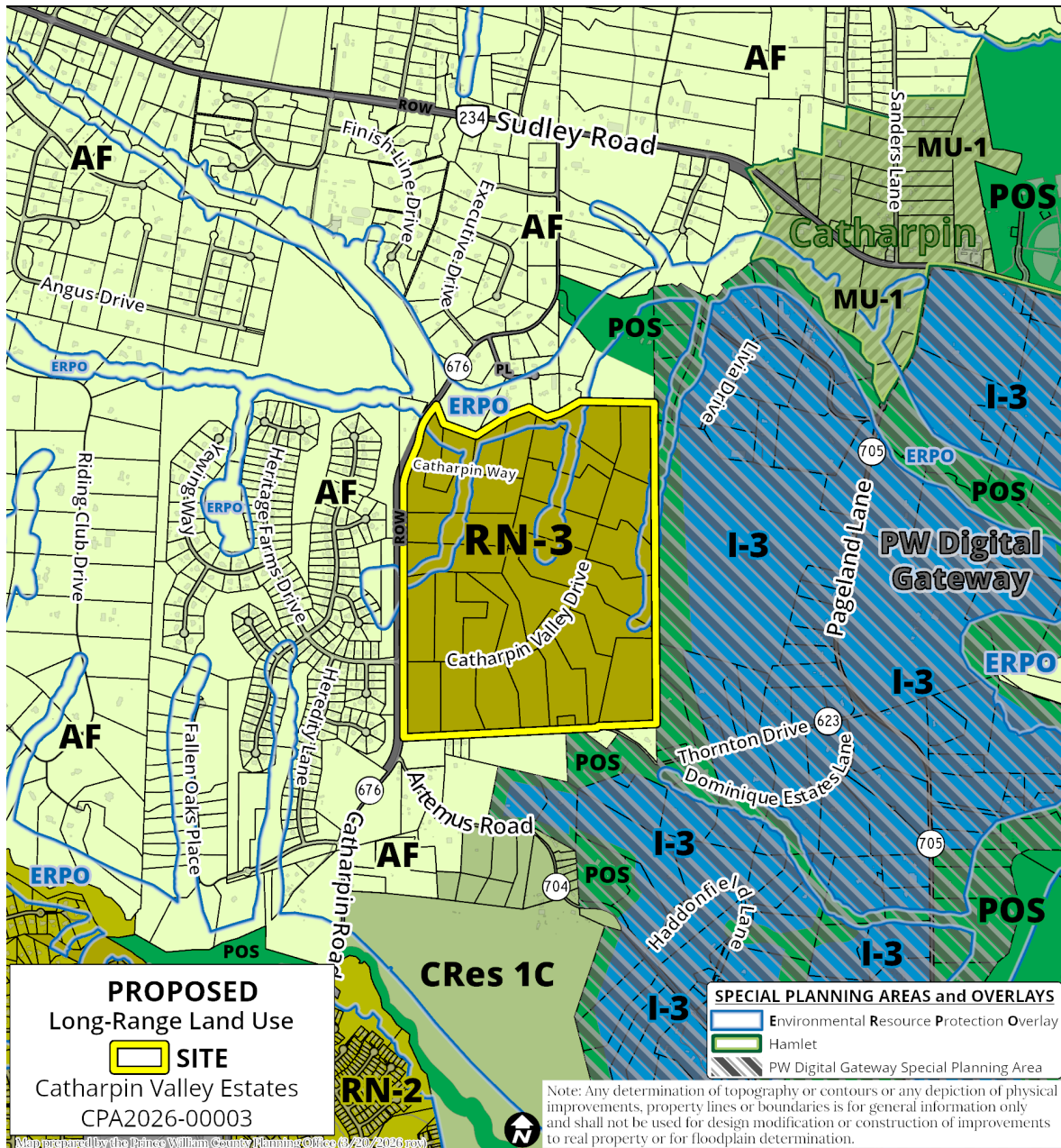
Aerial Map of CPA Site



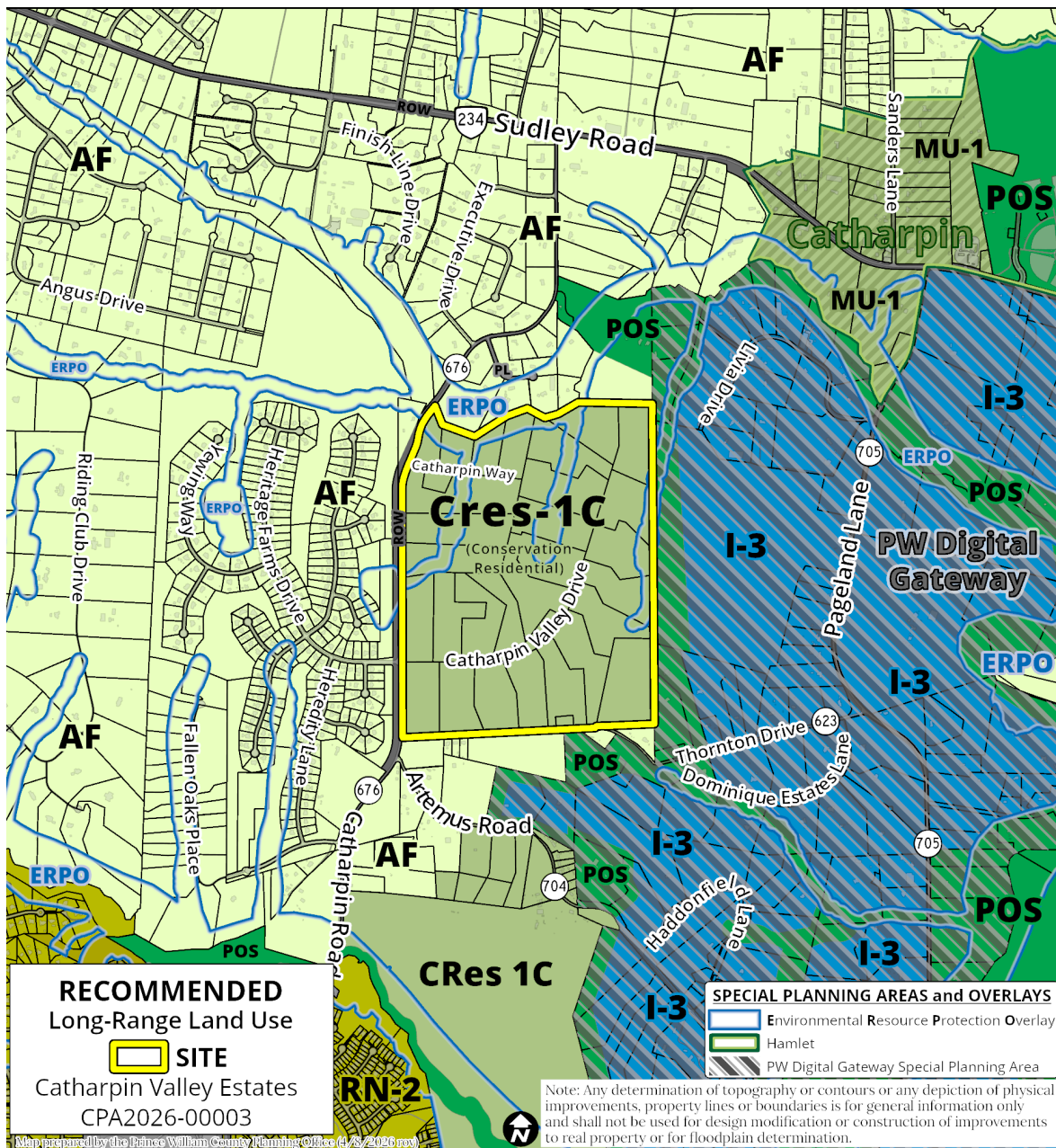
Existing Zoning



Existing Long Range Land Use



Proposed RN-3, Residential Long Range Land Use



Proposed CRes-1C, Residential Long Range Land Use

Attachment C: Requestor's Justification Narrative Statement
Catharpin Valley Estates Comprehensive Plan Amendment 2026-00003
Owner / Requestor: Cooley LLC

CATHARPIN VALLEY ESTATES
JUSTIFICATION OF PROPOSED
COMPREHENSIVE PLAN AMENDMENT
CPA2026-00003
March 12, 2026

The applicant, NVR, Inc. (hereinafter, the “Applicant”), is submitting this Comprehensive Plan Land Use Classification Request (hereinafter, the “Request”) for approximately 292 acres of land in the Gainesville Magisterial District of Prince William County (the “County”), identified by the Property Owner list included with this submission, and located immediately east of Catharpin Road and about 1.5 miles south of the intersection of Catharpin Road and Sudley Road (hereinafter, the “Property”).

Request: The Property is designated on the County’s Comprehensive Plan Long-Range Land Use Map as AF (Agriculture and Forestry). The Applicant is proposing a long-range map change of the Property to RN-3 (Residential Neighborhood with a T-3 Transect), which allows for a density of 4-12 dwelling units per acre and primary uses such as multifamily, single-family attached, and single-family detached and secondary uses such as retirement communities. Should this request ultimately be initiated, the Applicant would seek to rezone the Property to the PMR, Planned Mixed Residential District, and implement a unified plan with coordinated architecture, open space, community amenities, and a diverse housing mix responsive to County needs.

The property is strategically positioned within an area of the County that has already transitioned from rural land to suburban neighborhoods. It is directly adjacent to, or within close proximity of, three significant residential communities: Oak Valley, Heritage Hunt, and the Smith Farm (Stanley Martin development). These existing neighborhoods demonstrate that the necessary infrastructure, schools, and retail services to support suburban living are already in place. The subject property is therefore uniquely situated to become the next logical extension of suburban growth, continuing an orderly development pattern that is consistent with the County’s long-term planning goals.

This master-planned community will include an array of amenities that ensure a long-term high quality of life for residents and the broader community. Planned amenities include a community center and clubhouse, fitness area, outdoor playgrounds, a dog park, recreational fields, walking trails, and social gathering spaces. By incorporating these features, the project will deliver a complete neighborhood that is active, connected, and sustainable.

Existing & Surrounding Land Use: The Property is composed of low-density residential development zoned A-1 Agricultural. Development to the west across Catharpin Road from the Property is zoned SR-1C with a single-family detached neighborhood, and the majority of the properties to the south of this Property off of Catharpin Road are similarly zoned PMR. As such, this proposed residential development would complement and be compatible with the existing residential uses off of Catharpin Road.

Cultural Resources: A cultural resources assessment was previously submitted and signed by the County (CRP2026-00026). An additional cultural resource assessment for the additional properties

was submitted to the County Archaeologist on 3/10/26 and signed 3/12/26 (CRP2026-00073). The additional cultural resources assessment is provided with this submission. Should this Request ultimately be initiated by the Board of County Supervisors, a companion rezoning application would be filed and, in the event additional archaeology of the property is required, the Applicant would prepare a scope of work in consultation with the County Archaeologist or their designee to determine appropriate next steps.

Transportation: A Trip Generation Analysis, prepared by Bowman, dated March 13, 2026, is provided with this Request. As shown on the trip generation analysis, the proposed Request will generate 677 total AM peak hour trips and 815 PM peak hour trips. If warranted in the future via a companion rezoning application, the Applicant would prepare a Traffic Impact Analysis with that rezoning.

Conclusion: Prince William County is facing a pressing shortage of housing, particularly suburban neighborhoods that are accessible to families and seniors. Job growth in Northern Virginia continues to outpace housing production, fueling rising costs and forcing long commutes that burden families and worsen congestion, requiring expensive County road development. This Request provides a timely solution by unlocking land for much-needed housing stock in a location already framed by dense development.

Keeping the land in AF does not preserve agriculture, as none of these properties remains farmland. Rather, it simply leaves the parcels vulnerable to industrial rezonings, including the possibility of data center encroachment tied to the Pageland corridor. By approving PMR development in this location, the County can ensure that these parcels remain residential in character, permanently addressing Oak Valley's and the surrounding communities' concerns about the impacts of potential future industrial development adjacent to their neighborhoods.

At the same time, PMR is not only consistent with but also complementary to the existing land use pattern in this corridor. Heritage Hunt is zoned PMR and is thriving as a successful master-planned community. Oak Valley is zoned Suburban Residential, and the Smith Farm is zoned PMR. Approving PMR for the Property is, therefore, the logical continuation of existing suburban neighborhoods in a contiguous, fiscally responsible manner.

This Comprehensive Plan Amendment represents a rare opportunity for Prince William County to achieve multiple critical objectives with a single action. By redesignating the property parcels from AF to PMR, the County will deliver a flagship master-planned community that directly addresses the region's housing shortage. The property's location, immediately adjacent to Oak Valley, Heritage Hunt, Regency at Creekside, and the Smith Farm, makes it the most logical and efficient place for growth, extending existing neighborhoods rather than scattering new development.

This project will help achieve the County's vision of being a community of choice for all residents. In light of the foregoing, we respectfully request that this Request be initiated by the Board of County Supervisors and look forward to working with County staff on this Request.



PRINCE WILLIAM
COUNTY

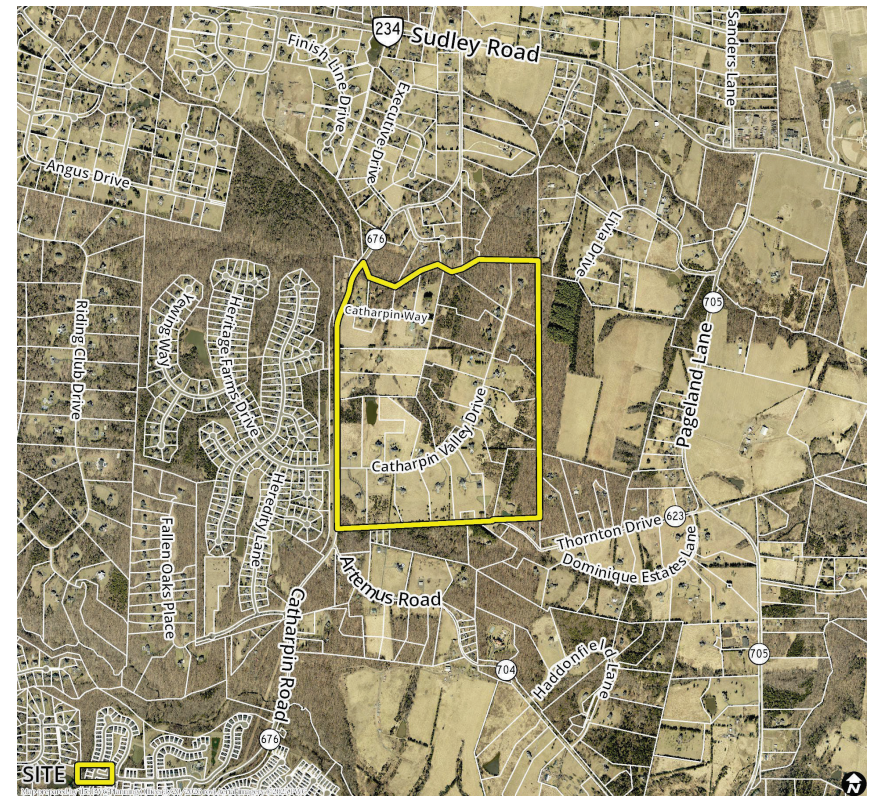
#CPA2026-00003
Catharpin Valley Estates
Initiate Comprehensive Plan
Amendment
Gainesville Magisterial District

July 21, 2026

Eric Griffitts, Planning Office

Background

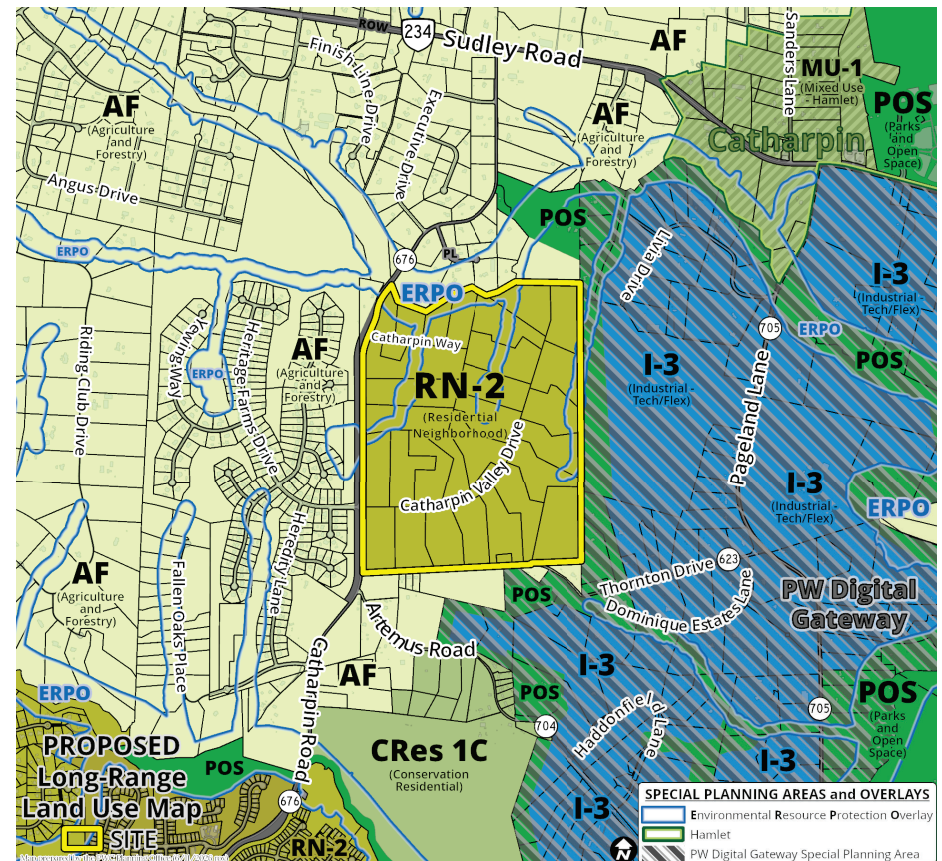
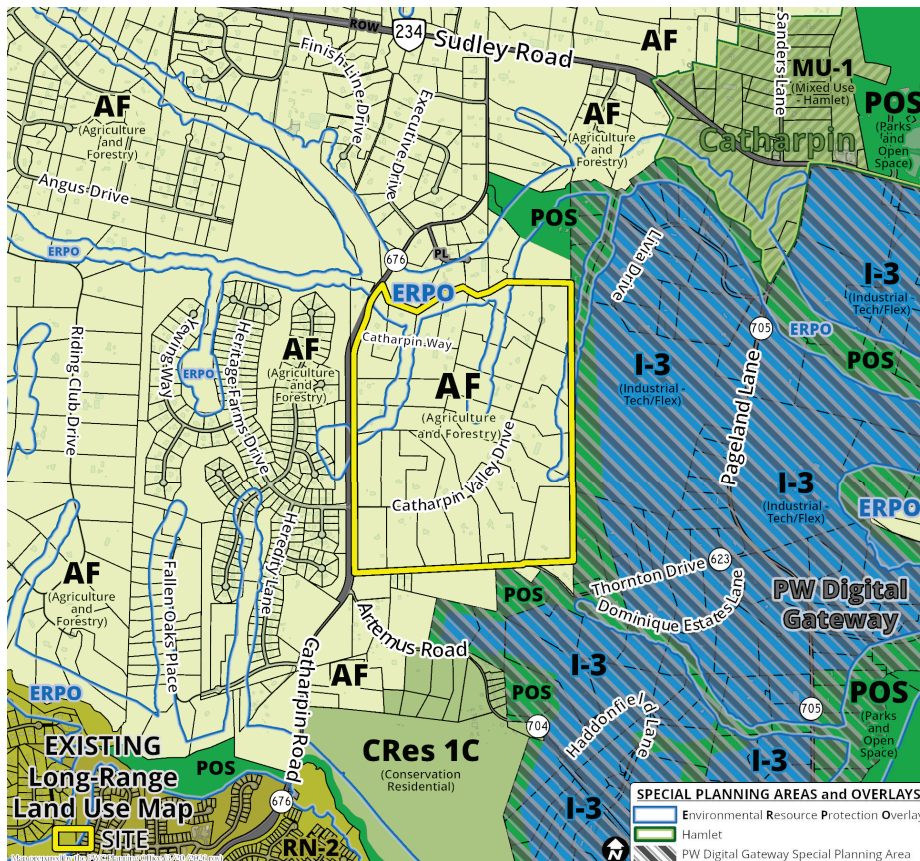
- **Request:** This is a request to change the Long-Range Land Use (LRLU) designation for approximately ±292 acres consisting of 30 individual properties from AF, Agriculture and Forestry to RN-2, Residential with a T-2 Transect that could help support for the potential development of a suburban neighborhood, including single family detached, single-family attached, and senior housing.
- **Location:** The subject property is located east of Catharpin Road, north of this road's intersection with Thorton Drive and south of the Lick Branch tributary. The site is located approximately 3,644 feet (0.69 miles) south of Catharpin Road's intersection with Sudley Road (Route 234). The site consists of thirty individual properties.
- **Recommendation:** Staff recommends not to initiate CPA #CPA2026-00003 to change the Long-Range Land Use (LRLU) designation of the property from AF, Agriculture and Forestry to RN-2, Residential Neighborhood;
- Staff recommends the Board Initiate CPA #CPA2026-00003 to change the LRLU to CRes-1C, Conservation Residential.



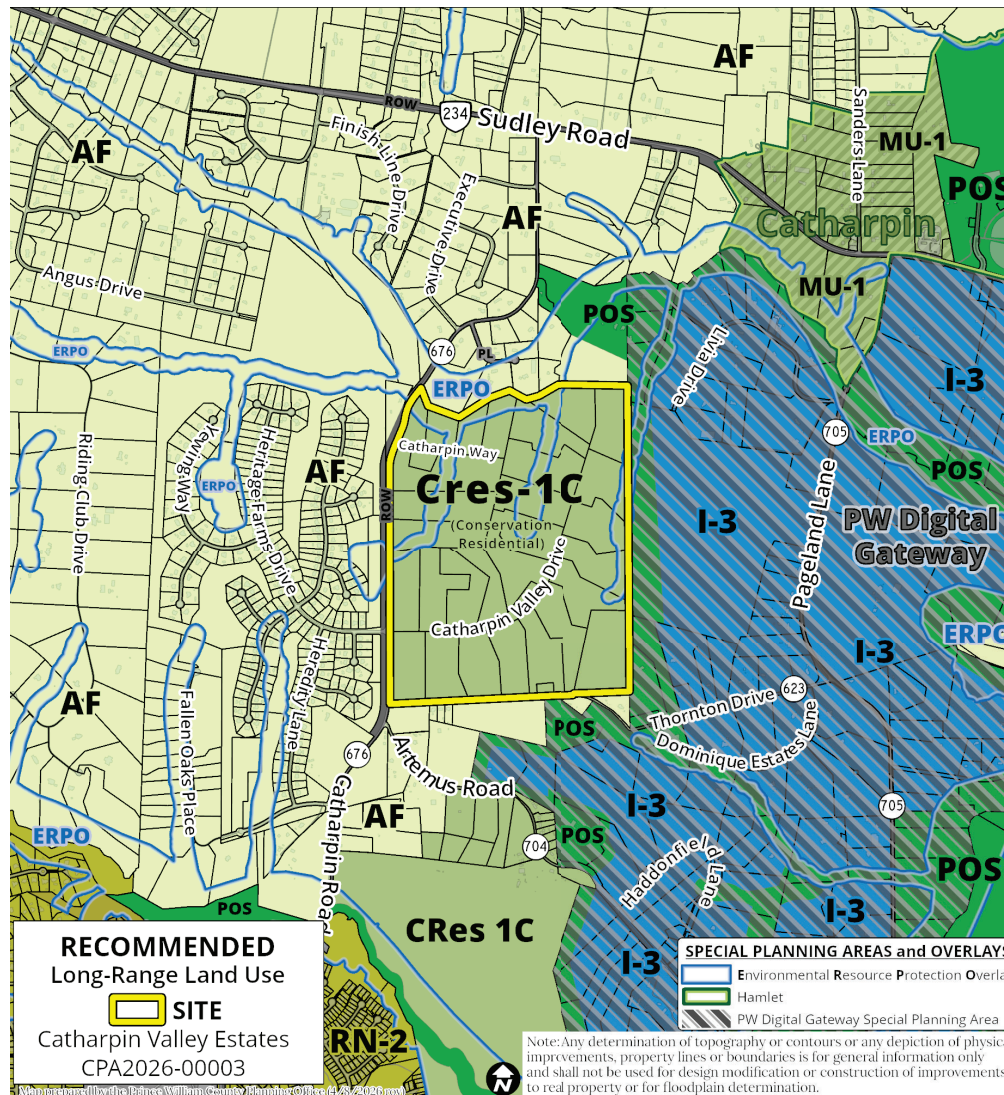
Existing and Proposed – Land Use



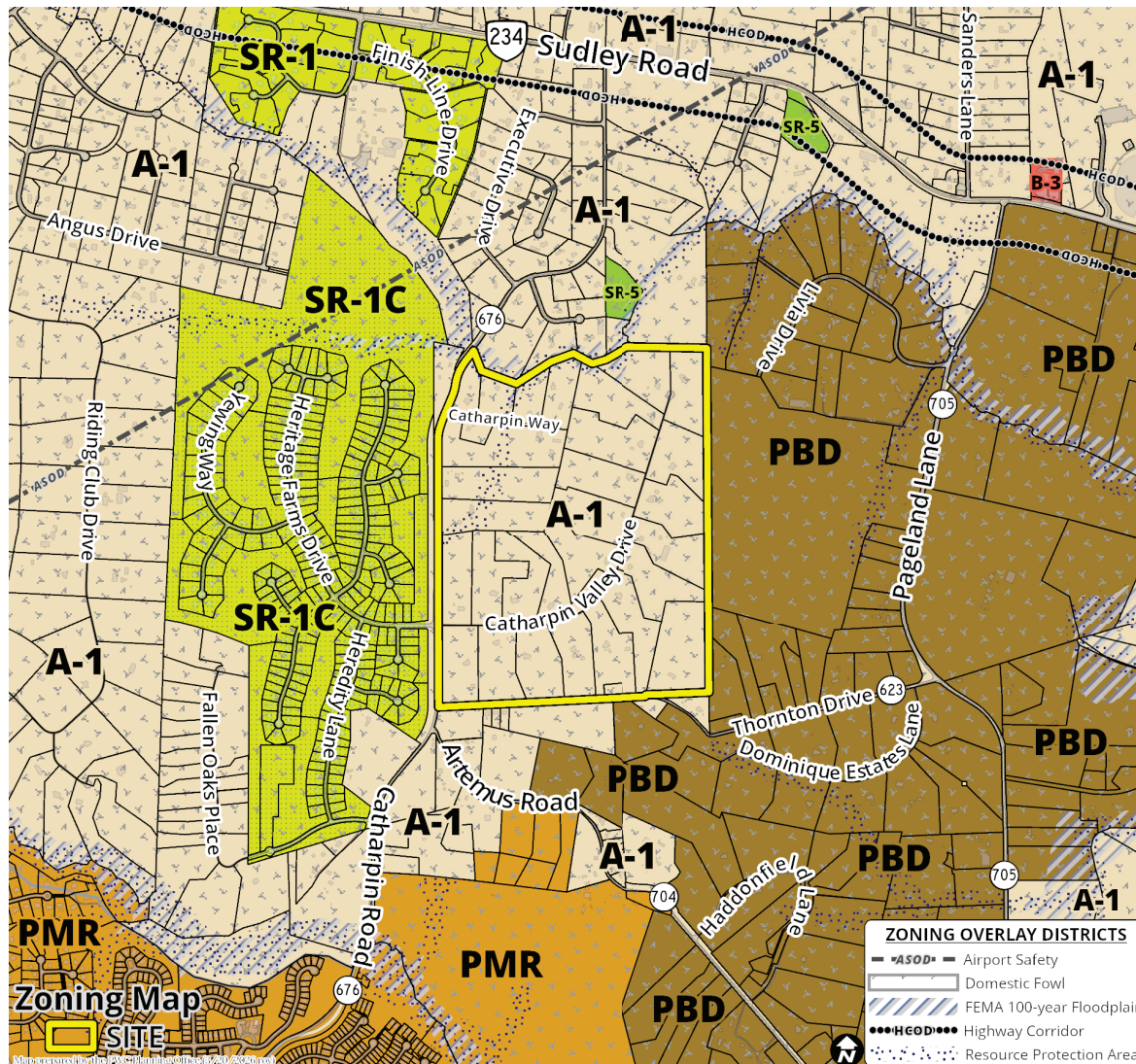
PRINCE WILLIAM
COUNTY



Recommended Long Range Land Use



Existing Zoning



Demographics (AF to RN-2)

CPA2025-00004 Heritage at Briar Hill	Existing Capacity		Proposed Capacity	
	Low	High	Low	High
Non-residential (Potential GFA)	0	0	10,967	126,125
Total Jobs	0	0	26	323
Dwelling Units	29	29	238*	956*
People	97	97	789	3,174
Total People + Jobs	97	97	815	3,497
Density (Total People + Job/Acre)	0.33	0.33	2.78	11.94
Density (Total People/Acre)	0.33	0.33	2.69	10.84

*Based on 239.2 acres which represents a reduction of 40 environmental acres and 12.6 employment acres

- **Staff recommends that the Board Not Initiate the CPA to change the Long-Range Land Use designation from AF, Agriculture and Forestry with a T-0 Transect, to RN-2, Residential with a T-2 Transect, for the following reasons:**
 1. Incompatibility with Surrounding Long-Range Land Use Comprehensive Plan Designations,
 2. Proposed R-2, Residential Neighborhood, Long-Range Land Use Designation Could Potentially Result in Significant Transportation and Environmental Impacts, and
 3. Conflict with Comprehensive Plan Smart Growth Principals.
- **Initiation of a CPA does not mean that the Board must approve the CPA after it is studied; it instead begins the process for consideration.**

- **Staff recommends that the Board initiate a CPA to change the Long-Range Land Use designation of the property from AF, Agriculture and Forestry with a T-0 Transect, to CRes-1C, Conservation Residential with a T-1C Transect, for the following reasons:**
 1. Better Aligned to Address Protection of the Lick Branch Environmental Resource Protection Overlay District, and
 2. Better Aligned with surrounding area Long-Range Land Use and Density.