

MOTION:

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

SECOND:

RE: Initiate Comprehensive Plan Amendment #CPA2026-00016, Manassas Preserve – 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, this Comprehensive Plan Amendment proposes to amend the Long-Range Land Use (LRLU) designation for approximately 255.81 acres consisting of twelve (12) parcels in the Gainesville Magisterial District, generally located along General Trimble Lane, approximately one mile south of the Featherbed Lane/Sudley Road intersection (the Property), from Agriculture and Forestry (AF, T-0) and Parks & Open Space (POS) to Residential Neighborhood (RN-3); and

WHEREAS, the Property is currently zoned A-1 (Agricultural), is developed predominantly with low-density single-family residential uses, agricultural land, forested land, and open space; and

WHEREAS, staff evaluated the initiation request for consistency with the adopted Comprehensive Plan, including relevant goals, policies, and action strategies, and considered the anticipated effects of the proposed amendment on the surrounding community; and

WHEREAS, staff identified substantial concerns with the proposed amendment, including infrastructure inadequacy with respect to public water, sewer, and transportation network capacity; incompatibility with surrounding Agriculture and Forestry (AF) and Parks and Open Space (POS) designated lands; and potential adverse impacts to the viewshed and historic context of Manassas National Battlefield Park, a County Registered Historic Site (CRHS) identified on the Long-Range Land Use Map; and

WHEREAS, staff recommends that the Board not initiate Comprehensive Plan Amendment #CPA2026-00016, Manassas Preserve, finding that the proposal raises substantial concerns inconsistent with the goals, policies, and action strategies of the adopted Comprehensive Plan; and

WHEREAS, the Board finds that initiation of this Comprehensive Plan Amendment does not guide and accomplish 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 people with disabilities;

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NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does not initiate Comprehensive Plan Amendment #CPA2026-00016, Manassas Preserve.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

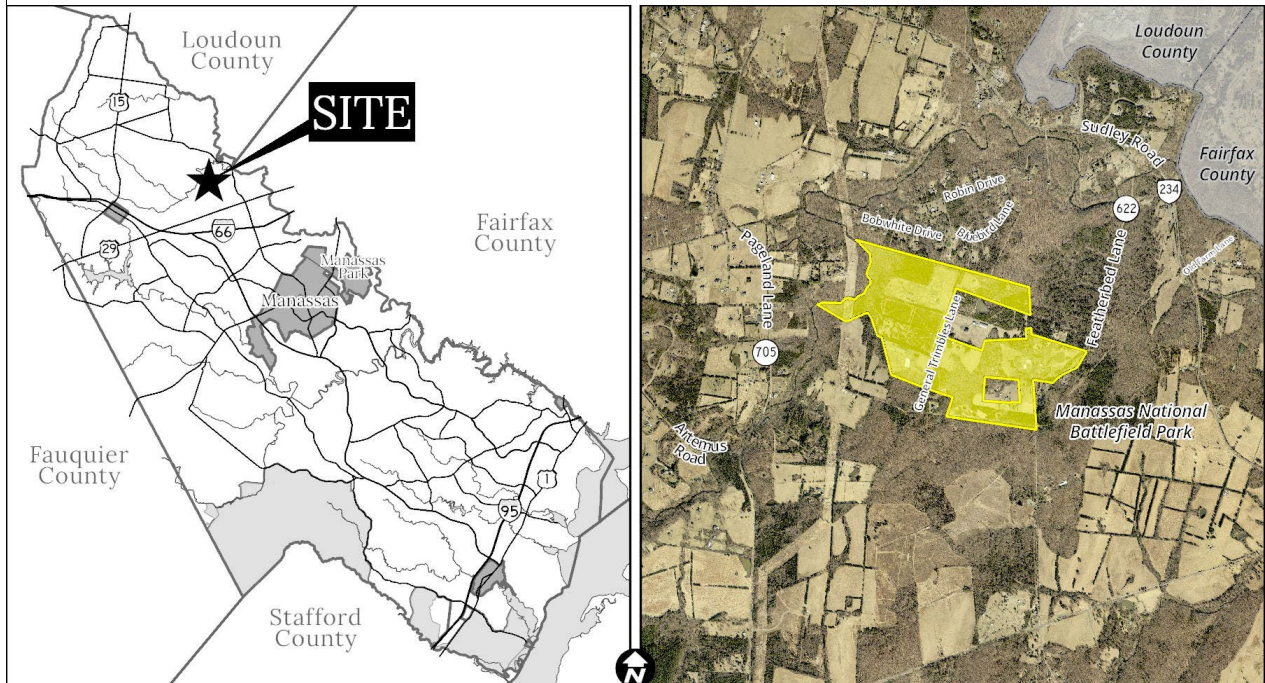
Planning Director

ATTEST: _____
Clerk to the Board



STAFF REPORT

BOCS Meeting Date: July 21, 2026
Agenda Title: CPA2026-00016, Manassas Preserve
District Impact: Gainesville Magisterial District
Requested Action: Do not initiate Comprehensive Plan Amendment #CPA2026-00016, Manassas Preserve.
Department: Planning Office
Staff Lead: Tanya M. Washington, AICP, Director of Planning



EXECUTIVE SUMMARY

This is a request to initiate an amendment to the Comprehensive Plan to modify the Long-Range Land Use (LRLU) designation for approximately 255.81 acres in the Gainesville Magisterial District, from Agriculture and Forestry (AF, T-0) and Parks and Open Space (POS) to Residential Neighborhood (RN-3, T-3). If initiated by the Board, the Requestor will file a companion rezoning request to change the zoning from A-1 (Agricultural) to PMR, Planned Mixed Residential.

Staff recommends that the Board not initiate Comprehensive Plan Amendment #CPA2026-00016, Manassas Preserve.

BACKGROUND

- A. Comprehensive Plan Amendment (CPA) – Under Section 15.2-2229 of the Code of Virginia, the Board of County Supervisors may consider amendments to the adopted Comprehensive Plan.
- B. Request – General Trimbles Homes, LLC (hereinafter, the “Requestor”) has submitted a Comprehensive Plan Amendment (CPA) initiation request for approximately 255 acres in the Gainesville Magisterial District (the “Property”), consisting of 12 parcels. The Property is located along General Trimbles Lane, approximately one mile south of the Featherbed Lane/Sudley Road (Route 234) intersection, west of Featherbed Lane, and adjacent to Manassas National Battlefield Park to the south and east. A complete listing of GPINs comprising the Property is included in the Requestor's submission package, attached hereto as Attachment C.

The request seeks to have the Board initiate an amendment to the Long-Range Land Use (LRLU) map to change the LRLU designation of the Property from Agriculture and Forestry (AF) and Parks and Open Space (POS) to Residential Neighborhood (RN-3), T-3, to accommodate an age-restricted residential community.

The chart below summarizes the area associated with the initiation request to amend the Long-Range Land Use map:

LRLU Classification	Existing Acreage (±)	Proposed Acreage (±)
Agriculture and Forestry (AF, T-0)	±184.18	±0
Parks and Open Space (POS)	±71.62	±0
Residential Neighborhood (RN-3, T-3)	0	±255.81

- C. Site Location – The Property is located in the eastern portion of the Gainesville Magisterial District, approximately one mile south of the Featherbed Lane/Sudley Road (Route 234) intersection in western Prince William County. The Property is situated between the Prince William Digital Gateway Special Planning Area to the west and Manassas National Battlefield Park to the south and east, with existing low-density residential and development located to the north.
- D. Existing Zoning and Land Use – The Property is currently zoned A-1, Agricultural, and is developed predominantly with low-density single-family residential uses, including approximately 12 single-family detached dwelling units. The Property is designated predominantly Agriculture and Forestry (AF) with one portion designated Parks and Open Space (POS) on the Long-Range Land Use (LRLU) map. The Property is not currently served by public water or sewer infrastructure.
- E. Concurrent Rezoning – If initiated by the Board, the Requestor has stated their intent to file a companion rezoning request to change the Property's zoning from A-1

(Agricultural) to PMR, Planned Mixed Residential, to accommodate an age-restricted residential community.

- F. Staff Analysis – Staff conducted a preliminary analysis of the CPA request. This analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A Project Summary and Analysis is provided in this report (See Attachment A).

STAFF RECOMMENDATION

- A. Staff Evaluation of Proposed Request for Initiation – Staff evaluated this request for the purpose of recommending whether to initiate the CPA as proposed, to initiate with an expanded area or different land use designation, or to not initiate the CPA.
1. Criteria of Staff Evaluation – This recommendation is based on alignment with the Comprehensive Plan, and anticipated effects on the surrounding community.
 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, 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 that the Board not initiate this Comprehensive Plan Amendment. Although the request could increase housing supply, including age-restricted housing, the proposed RN-3 designation is inconsistent with the adopted AF and POS LRLU designations for the Property and surrounding area and raises substantial concerns regarding compatibility with the surrounding low-intensity land use pattern, proximity to Manassas National Battlefield Park, transportation impacts, and infrastructure capacity.
- C. Board Actions Requested – Do not initiate Comprehensive Plan Amendment #CPA2026-00016, Manassas Preserve.

Community Input

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

Legal Issues

Legal issues related to this request are appropriately addressed by the County Attorney's Office.

Timing

There is no time requirement to take action on this request for initiation of a Comprehensive Plan Amendment.

STAFF CONTACT INFORMATION

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abehzad@pwcgov.org

ATTACHMENTS

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

Attachment A | Project Summary and Analysis

Manassas Preserve

Request: The request seeks to have the Board initiate an amendment to the Long-Range Land Use (LRLU) map designation for the Property from Agriculture and Forestry (AF, T-0) and Parks & Open Space (POS) to Residential Neighborhood (RN-3).

Long-Range Land Use Summary

Location: The Property consists of approximately 255.81 acres in the Gainesville Magisterial District along General Trimbles Lane, approximately one mile south of the Featherbed Lane/Sudley Road (Route 234) intersection. The Property is situated between the Prince William Digital Gateway Special Planning Area to the west and Manassas National Battlefield Park to the south and east.

The following table summarizes the request:

LRLU Classification	Existing Acreage (±)	Proposed Acreage (±)
Agriculture and Forestry (AF, T-0)	±184.18	±0
Parks and Open Space (POS)	±71.62	±0
Residential Neighborhood (RN-3)	0	±255.81

The following table summarizes the uses and densities associated with the existing Agriculture and Forestry (AF, T-0) and Parks & Open Space (POS) designations and the requested Residential Neighborhood (RN-3) designation, as outlined in the Comprehensive Plan:

Attachment A | Project Summary and Analysis

Designation	Primary Use	Secondary Use	Target Residential Density	Building Height	Implementing Zoning District
Agriculture & Forestry (AF)	Agricultural Agribusiness Single Family Detached	Accessory Residential Units Cultural Resources	T-0: 1 du/10 acres	T-0: 1-3 Stories	A-1
	Description The Agriculture & Forestry (AF) 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 provide 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.				
Parks and Open Space (POS)	Active & Passive Recreation/ Sport fields/ Trails, hiking, bicycles/ Open Space	N/A	N/A	1-3 stories for active recreation locations/ 1 story for passive recreation	N/A
	Description The purpose of the Parks & Open Space (POS) classification is to designate existing and projected parks, open space, and recreational areas of the County. This classification designates all existing federal, state, and local parks, and planned parks within the County. These areas allow for either active or passive activities or in some cases both types of uses may occur. Those areas that are dedicated open space may be planned for passive use provided there are no restrictions associated with the land. For properties within the Arts & Entertainment overlay, uses may include an equestrian center, fairgrounds, small arena, indoor track and field, or pool facility.				
Residential Neighborhood , Transect 3 (RN-3)	Multi-Family Residential Single Family Attached Single Family Detached Cluster in T-2	Civic, Cultural, Community Institutional Office Service Commercial	1-4 dwelling units per acre	1 - 3 stories	PMR RMH SR-1, R-2, R-4, R-6* in T-2
	Description Residential Neighborhoods (T-2, T-3) 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 work force housing is encouraged Countywide.				

* Can be considered compatible where workforce or affordable housing can be appropriately buffered from adjacent lower density development through proffered conditions during the conditional zoning process.

Attachment A | Project Summary and Analysis

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:

Manassas Preserve CPA – AF & POS to RN-3						
	Existing Plan			Proposed Plan		
Develop/Redevelop Acres	255.80			255.81		
Net Land Area Factor	100%			100%		
Residential Acres	184.2			230.2		
Employment Acres	-			25.6		
Public Lands	-			-		
Parklands and Open Space	71.6			-		
ER Acres	-			-		
	Low	High	Average	Low	High	Average
New SFD units	18	18	18	460	1,381	921
New SFA units	-	-	-	460	1,381	921
New MFA Units	-	-	-	-	-	-
New Total Units	18	18	18	920	2,762	1,841
New Residents	60	60	60	3,006	9,026	6,015
New Employees	-	-	-	658	1,631	1,143
New Office Employees	-	-	-	256	635	445
New Retail Employees	-	-	-	370	917	643
New Industrial Employees	-	-	-	-	-	-
New Other Employees	-	-	-	32	79	55
New Non-Res GFA	-	-	-	256,291	635,156	445,723
New Retail GFA	-	-	-	166,589	412,851	289,720
New Office GFA	-	-	-	64,073	158,789	111,431
New Industrial GFA	-	-	-	-	-	-
New Other GFA	-	-	-	25,629	63,516	44,572

As reflected in the table above, the proposed RN-3 designation would substantially increase the development potential of the Property compared to what is allowable under the adopted Long-Range Land Use (LRLU) designations for the Property, which are Agriculture and Forestry (AF, T-0) and Parks and Open Space (POS). Consistent with the methodology used for the Build-Out Analysis, the adopted LRLU designations would result in approximately 18 new single-family detached units and 60 new residents, while the proposed RN-3 designation could result in an average buildout of approximately 1,841 total dwelling units, 6,015 new residents, 445,723 square feet of non-residential gross floor area, and 1,143 employees. While the request could increase housing supply, the scale of the proposed land use change represents a significant departure from the low-intensity development character reflected in the adopted AF and POS LRLU designations for the Property and raises concerns regarding land use compatibility, infrastructure adequacy, and the surrounding historic-resource context.

Surrounding Land Uses

The Property is surrounded primarily by lands designated Agriculture and Forestry (AF, T-0), Parks and Open Space (POS), and County Registered Historic Site (CRHS) on the Long-Range Land Use map, with the Prince William Digital Gateway Special Planning Area located to the west. The existing character of the surrounding area generally reflects the vision established by these adopted LRLU designations and consists of low-density residential uses, agricultural and forested land, parks and open space, and Manassas National Battlefield Park. This surrounding context establishes a predominantly low-intensity development pattern, with the more intensive Industrial Tech/Flex (I-3) designation located farther west.

The table below summarizes the land uses, Long-Range Land Use designations, and zoning of properties adjacent to the Property:

Direction	Land Use	LRLU Designation	Zoning
North	Low-Density Residential / Agricultural and Forested Land	Agriculture and Forestry (AF, T-0)	A-1
South	Manassas National Battlefield Park; Low-Density Residential / Agricultural and Forested Land	County Registered Historic Site (CRHS) / Parks and Open Space (POS)	A-1
East	Manassas National Battlefield Park; Low-Density Residential / Agricultural and Forested Land	County Registered Historic Site (CRHS) / Agriculture and Forestry (AF, T-0)	A-1
West	PW Digital Gateway Special Planning Area	Parks and Open Space (POS); Industrial Tech/Flex (I-3) farther west	PBD

Comprehensive Plan Analysis

This section presents staff's analysis of the Requestor's CPA initiation request, evaluated against the provisions of the adopted Comprehensive Plan. The analysis is limited to land use, environmental, and infrastructure planning matters; economic, fiscal, market-demand, employment, and revenue considerations are intentionally excluded. The findings set forth below are based on the Requestor's submission materials and serve as the foundation for staff's recommendation.

- A. Land Use Compatibility – The adopted Long-Range Land Use (LRLU) designations for the Property are Agriculture and Forestry (AF, T-0) and Parks and Open Space (POS). The AF classification is intended to protect and enhance agricultural and forested land as economic and environmental resources, conserve natural resources, provide open space, protect the environment, and maintain adequate water supplies at very low density. The surrounding area is also defined primarily by AF, POS, and County Registered Historic Site (CRHS) designations, and the existing character of the area generally reflects that adopted low-intensity land use pattern.

The request would redesignate approximately 255.81 acres from AF and POS to Residential Neighborhood (RN-3, T-3). The RN-3 designation would allow a substantially more intensive residential development pattern than what is currently planned for the Property under the adopted LRLU designations. Although the request could increase housing supply, including age-restricted housing, the proposed scale and intensity would represent a significant departure from the adopted AF and POS land use character and could create an abrupt transition next to AF, POS, and CRHS-designated lands.

- B. Cultural Resource and Battlefield Context – Manassas National Battlefield Park is located to the south and east of the Property and is designated County Registered Historic Site (CRHS) on the Long-Range Land Use map. The Cultural Resources Chapter encourages preservation of the County's most significant historic properties through the CRHS classification. Action Strategy CR 4.4 recognizes that agriculture, parks, and open space may be appropriate primary uses for lands surrounding a historic structure or located within the bounds of a battlefield.

The adopted AF and POS designations for the Property are consistent with this policy direction and help maintain a low-intensity transition near Manassas National Battlefield Park. Redesignating the Property to RN-3 could allow a suburban residential development pattern, associated internal roads, grading, utilities, lighting, and other site improvements in close proximity to the battlefield. The proposed land use change would be inconsistent with the low-intensity rural and historic setting reflected in the adopted LRLU designations.

- C. Transportation Network Capacity – The Property is located along General Trimble Lane near the Featherbed Lane/Sudley Road corridor. The Requestor's trip generation analysis compares existing conditions of approximately twelve single-family detached dwelling units with a proposed buildout of up to 1,530 senior adult housing dwelling units. The analysis estimates that the proposed development would generate approximately 309 AM peak-hour trips, 372 PM peak-hour trips, and 6,021 daily trips, compared with approximately 8 AM peak-hour trips, 11 PM peak-hour trips, and 121 daily trips under existing conditions.

According to the Department of Transportation's review and analysis, converting the Long-Range Land Use designation for the Property would add a significant number of vehicle trips to the adjacent roadway network, with the potential to increase overall vehicle miles traveled. Significant improvements would be needed to the adjacent roadway network, and available right-of-way is limited. The Requestor's transportation materials also state that regional CUBE model analysis is still underway and may identify additional improvements beyond those already programmed. Therefore, the proposed RN-3 designation is not supported by the existing roadway network capacity and would place additional demands on a roadway network requiring substantial improvements.

- D. Water, Sewer, and Public Infrastructure – The Comprehensive Plan ties higher land use intensities to the availability and adequacy of transportation facilities, public facilities, and compatible land use transitions. The proposed RN-3 designation would substantially increase the development potential of the Property compared to what is allowable under the adopted AF and POS LRLU designations. The request does not demonstrate that public water, sewer, and related public infrastructure are available or planned at a scale sufficient to support the

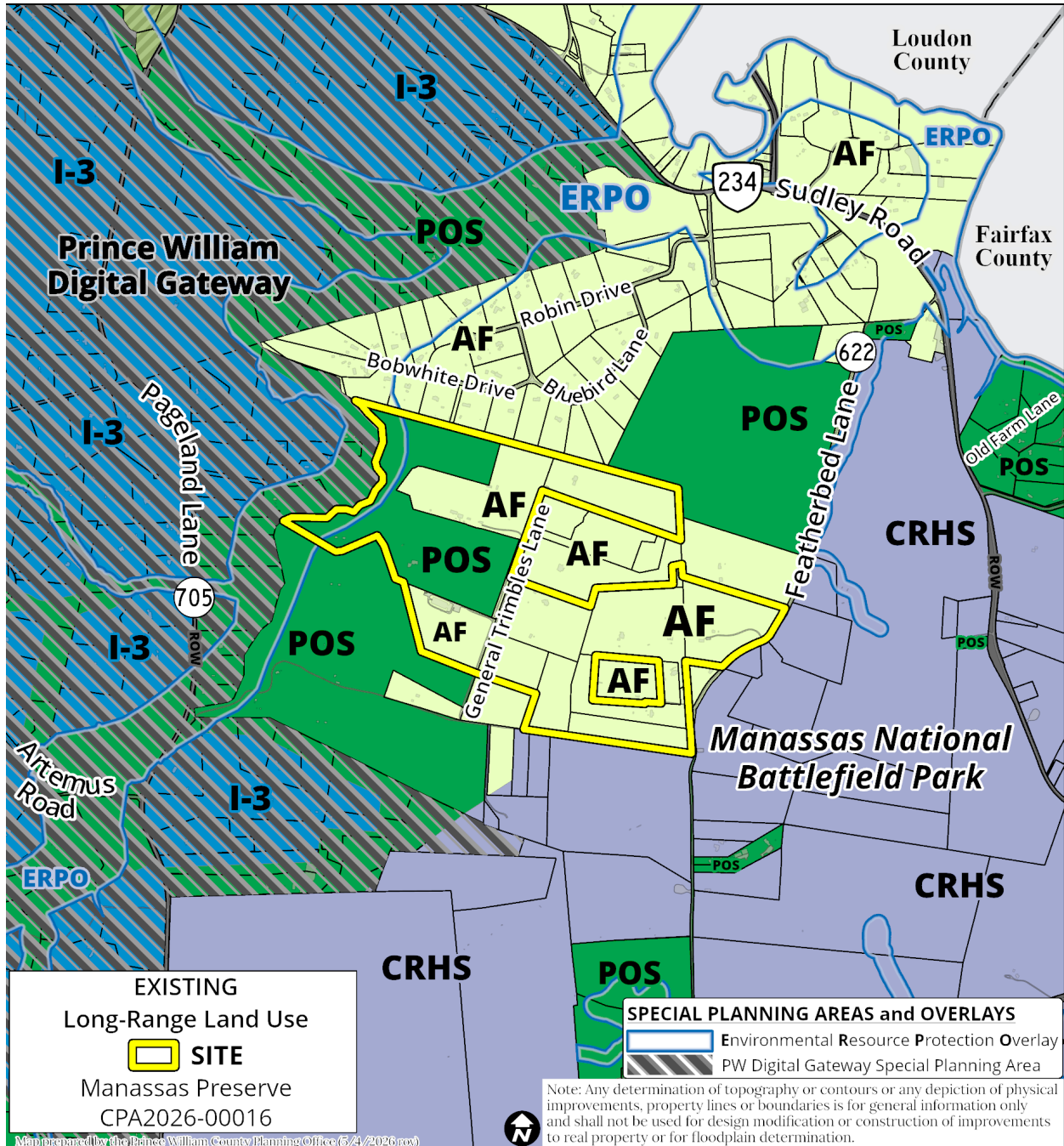
Attachment A | Project Summary and Analysis

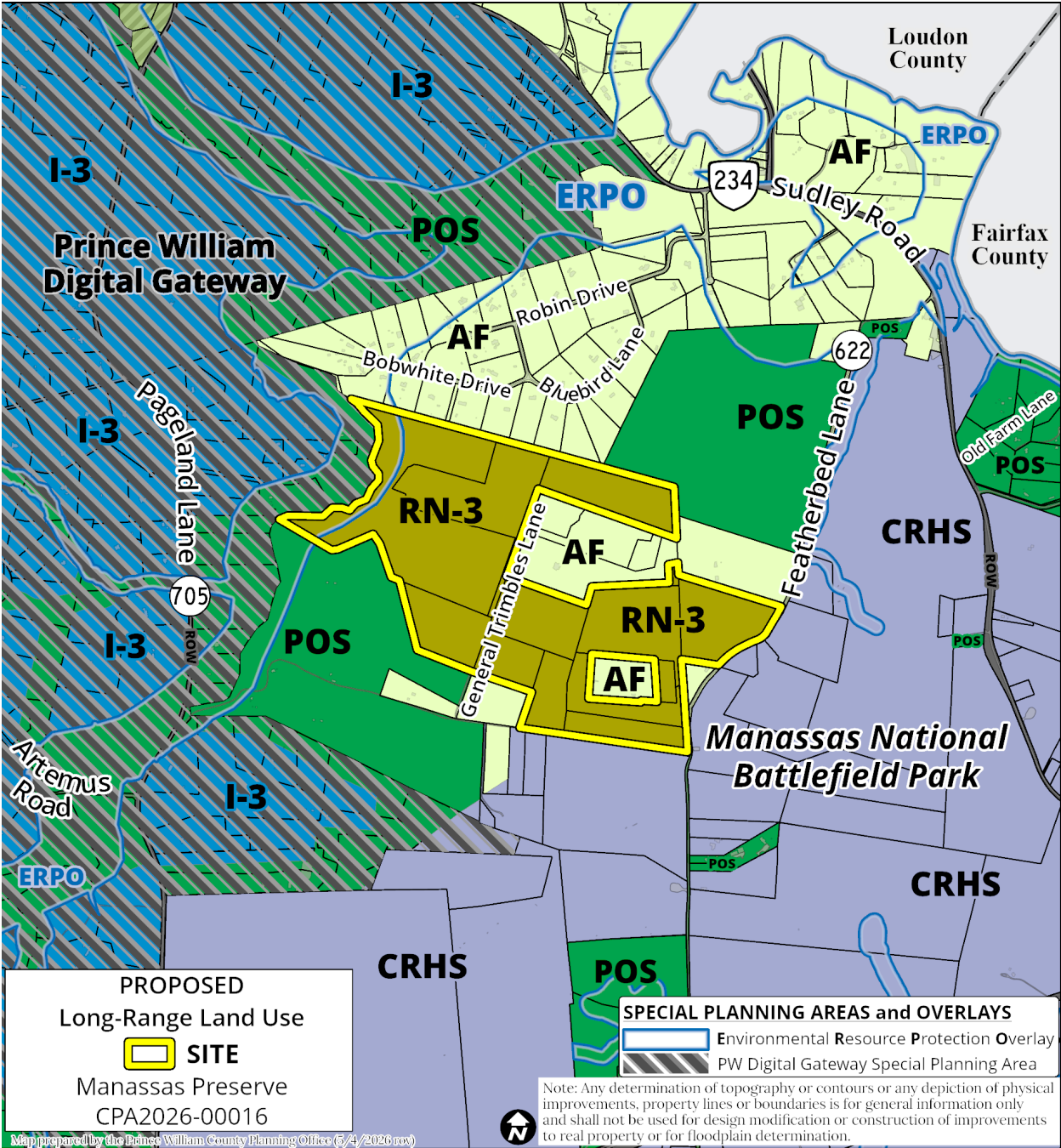
proposed intensity. Extension or expansion of public infrastructure to serve RN-3 development in this location could also create pressure for additional development and higher-intensity land uses on surrounding AF, POS, and CRHS-designated lands.

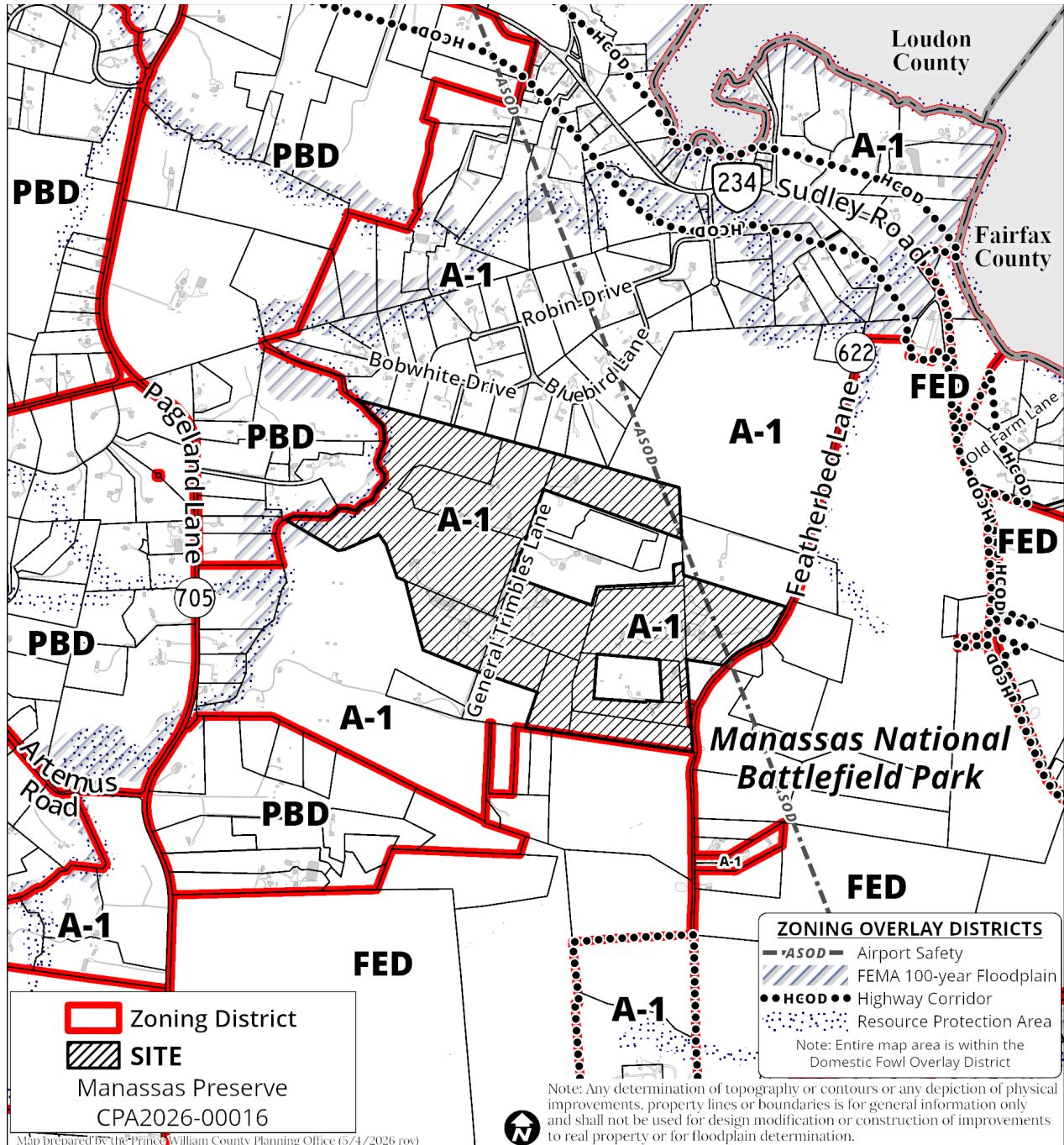
Based on staff's review, the request is inconsistent with the adopted AF and POS LRLU designations for the Property and surrounding area and raises substantial concerns regarding compatibility with the surrounding low-intensity land use pattern, proximity to Manassas National Battlefield Park, transportation impacts, and infrastructure capacity. Although the proposal could increase housing supply, the request has not demonstrated that adequate transportation and public infrastructure are available to support the proposed development intensity.

Taken together, the concerns identified above are significant enough that staff cannot recommend initiation. Staff therefore recommends that the Board not initiate this CPA request.

Attachment B | Existing Long-Range Land Use Map







MANASSAS PRESERVE JUSTIFICATION OF PROPOSED COMPREHENSIVE PLAN AMENDMENT CPA2026-XXXXX April 3, 2026

The applicant, General Trimbles Homes, LLC (hereinafter, the "Applicant"), submits this Comprehensive Plan Land Use Classification Request (the "Request") for approximately 255 acres of land located in the Gainesville Magisterial District of Prince William County (the "County"). The Property comprises twelve (12) parcels of record, as identified in the Property Owner list accompanying this submission (the "Property").

Request:

Manassas Preserve is a thoughtfully planned, master-designed residential community proposed on the Property in the Gainesville Magisterial District of the County. This Property represents an exceptional opportunity to advance multiple County priorities simultaneously, expanding the 55+ active adult housing supply while preserving meaningful open space, protecting sensitive environmental resources, and ensuring compatibility with the area's historic character.

The Property is largely designated AF (Agriculture and Forestry) with a single parcel designated POS (Parks and Open Space) on the County's Comprehensive Plan Long-Range Land Use Map. The Applicant proposes to amend the Long-Range Land Use Map to Residential Neighborhood (RN-3) with a T-3 Transect, which allows residential densities of 4–12 dwelling units per acre and supports a mix of single-family detached, single-family attached (townhouses and villas), and limited multifamily housing types.

Should this Request be initiated, the Applicant anticipates filing a companion rezoning application to the Planned Mixed Residential (PMR) zoning district, consistent with the RN-3 designation.

Planning Context and Compatibility:

The Property is situated between the established Planned Business District employment corridor to the west and the Manassas National Battlefield to the south and east. An existing residential neighborhood adjoins portions of the Property to the north, and the surrounding area has already transitioned from rural land uses to stable, infrastructure-supported residential communities. This convergence of historic preservation lands, employment centers, and established neighborhoods makes the Property an ideal location for a planned residential community that is both contextually appropriate and infrastructure-efficient.

Existing and Surrounding Land Use:

The Property is currently zoned for low-density residential and agricultural uses, despite no longer being actively farmed or used for bona fide agricultural purposes. The present AF/POS designation, while historically appropriate, no longer reflects the site's context, surrounding uses, or the County's long-term planning objectives. Maintaining the AF/POS designation leaves the Property susceptible to future non-contextual uses, including industrial facilities or data centers, while transitioning the site to a thoughtfully planned residential designation represents a logical and responsible evolution of land use, one that aligns

Attachment C | Requestor's Justification Narrative & Maps

with existing development patterns, strengthens residential continuity, and provides a clear buffer with the protected battlefield lands.

This approach avoids incompatible or disruptive development while reinforcing the long-term character and stability of the surrounding community.

Community Design and Amenities:

Manassas Preserve is envisioned as a high-quality, master-planned, amenities-rich 55+ active adult residential community developed pursuant to a unified and coordinated master plan. The proposed RN-3 designation and T-3 Transect support residential densities of 4–12 dwelling units per acre and permit a mix of housing types, including:

- Single-family detached homes
- Single-family attached homes (townhouses and villas)
- Limited multifamily housing types

A comprehensive suite of community amenities would be planned to serve residents and contribute positively to the broader community. Such amenities could include:

- Community center and clubhouse with event and gathering spaces
- Fitness and wellness facilities
- Walking trails and interpretive trail networks connecting to open space and battlefield viewsheds
- Passive open space and preserved natural landscapes
- Neighborhood gathering areas, greens, and plazas
- Outdoor playgrounds, a dog park, and recreational fields
- Social gathering spaces and streetscape improvements

The master plan will emphasize architectural cohesion, sensitive building siting, and generous open-space dedication, all designed to ensure long-term compatibility with adjacent historic resources, surrounding neighborhoods, and the adjacent battlefield setting. Sensitive stewardship of the battlefield viewshed and associated archaeological resources is a paramount planning objective for the County. As such, should this Request be initiated the Applicant looks forward to working with the County on protective measures to integrate and incorporate these important historic resources into the proposed master plan.

Importantly, the amendment from AF to RN-3 will permanently prevent data center development on the Property. The RN-3 land use classification does not permit industrial or heavy commercial uses, and approval of this Request will eliminate any future pathway for data center or utility-scale industrial development on the Property.

Alignment with Prince William County Goals:

This Request is consistent with the goals, objectives, and policies of the County, as detailed below.

The County calls for orderly, infrastructure-supported growth that directs residential development to areas already served by roads, utilities, and community services. The Property is located in close proximity to established residential neighborhoods and is accessible from the existing road network. Approving the requested RN-3 designation concentrates residential growth where infrastructure exists or is planned.

Attachment C | Requestor's Justification Narrative & Maps

The Request further aligns objectives to: (1) promote efficient use of public infrastructure; (2) establish logical and compatible transitions between land uses; (3) protect sensitive and historically significant areas through compatible adjacent development; and (4) provide residential designation certainty that prevents non-contextual uses.

Prince William Goal	Project Consistency
Orderly Growth	Manassas Preserve concentrates residential growth in an area already with residential communities and planned infrastructure, consistent with the County's orderly growth objectives.
Land Use Transitions	The proposed RN-3 designation creates a compatible and logical transition between existing residential neighborhoods to the north and battlefield preservation lands to the south, and east.
Infrastructure Efficiency	Development will occur in proximity to existing roads, utilities, and community facilities in the Gainesville corridor.
Preventing Incompatible Uses	Amending the designation from AF/POS to RN-3 permanently eliminates the risk of data center, industrial, or other non-residential rezonings that would be incompatible with the existing setting.

Housing:

Prince William County faces a documented and significant housing supply deficit, particularly for well-planned neighborhoods serving working families, "missing middle" households, empty-nesters, and senior residents. Employment growth across Northern Virginia continues to outpace housing production, driving rising costs, longer commutes, and increasing displacement pressure throughout the region. As such, the County has established clear goals for expanding the County's housing supply, particularly for diverse and attainable housing types in locations well-served by employment, transportation, and services. Manassas Preserve would directly advance these goals by:

- **Expanding Housing Supply:** Providing substantial new residential capacity on a site that is currently unproductive and contributes limited housing stock.
- **Diversifying Housing Types:** The RN-3/T-3 designation supports single-family detached, single-family attached, and limited multifamily housing, creating a range of price points and unit types that serve a broad spectrum of households.
- **Strategic Location:** Strategically located near established commercial and service nodes along Route 29, the Property enables active adult residents to meet daily needs within a compact travel shed, consistent with the County's goals of reducing vehicle-miles traveled and promoting housing options proximate to existing infrastructure and services.
- **Aging In Place Opportunity:** The density range of 4–12 units per acre is specifically calibrated to deliver the missing-middle housing types, villa lots, paired units, and courtyard products that

Attachment C | Requestor's Justification Narrative & Maps

enable aging residents to remain in western Prince William County rather than relocating to adjacent jurisdictions where senior-oriented housing is more readily available.

Prince William Goal	Project Consistency
Housing Diversity	The proposed RN-3/T-3 designation supports a range of housing types including detached, attached, and limited multifamily, directly advancing the County's housing diversity objectives.
Housing Near Employment	The Property is proximate to the Planned Business District corridor, providing housing near major employment centers and reducing regional commute burdens.
Missing Middle Housing	PMR-based development will produce single-family homes, townhomes, villas, and appropriately scaled multifamily units that address the well-documented missing middle housing gap.
Master-Planned Communities	Manassas Preserve exemplifies a strategically developed master-planned community that delivers coordinated amenities, open space, and design standards.

Cultural Resources:

Given the Property's proximity to the Manassas National Battlefield Park, cultural and historic resource evaluation is a central component of the Applicant's planning approach. An executed cultural resource assessment has been submitted with this application.

In addition, a Phase I Cultural Resource Assessment of the Property was already prepared and submitted to the Prince William County Archaeologist.

Transportation:

A Trip Generation Analysis has been prepared by Vetra in connection with this Request to estimate traffic impacts associated with the proposed RN-3 land use designation. Based on the Trip Generation Analysis, this Request will generate 207 AM Peak Hour trips out of the Property and 227 PM Peak Hour trips into the Property.

If warranted following the Board of County Supervisors' initiation of this Request, a comprehensive Traffic Impact Analysis (TIA) will be prepared in coordination with County Transportation staff and VDOT to evaluate all applicable roadway impacts, access design, intersection improvements, and required mitigation measures.

Attachment C | Requestor's Justification Narrative & Maps

Conclusion:

The County continues to face a significant housing shortage. Employment growth across Northern Virginia continues to outpace housing supply, driving higher costs, longer commutes, and increasing pressure on County infrastructure.

This Request represents a rare and exceptional opportunity to address this challenge responsibly, thoughtfully, and in a manner fully consistent with the goals and policies of the County. Maintaining the Property under an AF/POS designation does not preserve agriculture, as the land is no longer actively farmed. Instead, it leaves the Property vulnerable to future industrial or non-contextual rezonings that would be incompatible with surrounding neighborhoods and the Manassas Battlefield setting. Approving this Comprehensive Plan Amendment will allow the County to guide growth responsibly, protect historic and environmental resources, and deliver much-needed housing in a location where infrastructure already exists or is planned.

For these reasons, the Applicant respectfully requests that the Board of County Supervisors initiate this Comprehensive Plan Amendment and looks forward to working collaboratively with County staff and stakeholders throughout the process.

1	PARCEL NO.	SELLER NAMES	ADDRESS	GPIN #	CONVEYANCE NUMBER	LR LAND USE DESIGNATION	ACREAGE
2	1	CHARLOTTE E GERSTENFELD	12049 GENERAL TRIMBLES LN	7598-06-7667	201406200042574	AF	16.7551
3	2	PATRICK & LIZA K O'LEARY	12099 GENERAL TRIMBLES LN	7598-07-8167	201003250024850	POS	71.6217
4	3	SWMARS LLC & TD/VENUS LLC	12199 GENERAL TRIMBLES LN	7598-18-1930	201505120036757	AF	31.4517
5	4	MASON J & KAREN L BARKLEY	12200 GENERAL TRIMBLES LN	7598-28-8241	200412010202135	AF	21.7895
6	5	JULIE ELLETT & MARK DAVID GERL	12050 GENERAL TRIMBLES LN	7598-26-0396	201710300002009	AF	20.6016
7	6	JONATHAN & MADISON BLACKWELL	12040 GENERAL TRIMBLES LN	7598-16-5723	202411150061453	AF	10.0093
8	7	CHRISTOPHER BROCK & AMANDA DUBOSE SMITH	11900 GENERAL TRIMBLES LN	7598-35-0634	202412270069274	AF	10.6791
9	8	SATYAM PATEL & BASARAT MANES	11920 GENERAL TRIMBLES LN	7598-25-0879	202412270069317	AF	10.2209
10	9	Helen E. Duley Revocable Trust	5798 FEATHERBED LN	7598-25-9672	202504080017988	AF	12.5774
11	10	Michael V. & Lorie L. Duley	5716 FEATHERBED LN	7598-35-5597	202301270003941	AF	3
12	11	Philip & Amelia E. Weed Klene	5710 FEATHERBED LN	7598-46-3971	DB 1508 PG 0676	AF	21.918
13	12	Philip & Amelia E. Weed Klene	5738 FEATHERBED LN	7598-36-1766	DB 1619 PG 0604	AF	25
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TRIP GENERATION MEMORANDUM



TRIP GENERATION MEMORANDUM

Manassas Preserve LLC

Prince William County, Virginia
Gainesville Magisterial District

Prepared For:	Prince William County Department of Transportation
Applicant:	Manassas Preserve LLC
Date:	March 18, 2026

Prepared By:	VETTRA CO.
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TRIP GENERATION MEMORANDUM

1. INTRODUCTION AND PURPOSE

The purpose of this memorandum is to assess and compare trip generation associated with the proposed Comprehensive Plan Amendment (CPA) against the existing Comprehensive Plan for the subject properties. This analysis is intended to support CPA initiation by demonstrating the relative transportation impacts of the proposed land-use change along the General Trimbles Lane/Featherbed Lane corridor in western Prince William County.

Specifically, this memorandum presents: (1) a summary of the proposed and existing land-use conditions; (2) an explanation of the trip generation methodology and ITE Land Use Code (LUC) selections; (3) a comparison of estimated trip generation under both conditions; and (4) a description of the regional travel demand modeling effort currently underway using the County's CUBE travel demand model.

2. SITE DESCRIPTION AND LAND USE CONDITIONS

The CPA study area encompasses approximately 255 acres situated along General Trimbles Lane, approximately 1 mile south of the Featherbed Lane/Sudley Road intersection in western Prince William County.

Existing Conditions

Under existing zoning, the study area contains approximately 12 single-family detached (SFD) dwelling units (DU). These residences access the surrounding roadway network primarily via General Trimbles Lane. Current traffic generation from this parcel is consistent with low-density residential uses.

Proposed Conditions

The CPA proposes to redesignate the study area for the development of up to 1,530 Senior Adult Housing (single-family, detached) dwelling units (ITE LUC 251). Senior adult housing communities are age-restricted developments (typically 55+) that, by nature of their resident population, exhibit materially lower vehicle trip rates per dwelling unit compared to conventional single-family residential uses.

TRIP GENERATION MEMORANDUM

3. TRIP GENERATION METHODOLOGY

Trip generation estimates for both the existing and proposed land-use conditions were developed in accordance with nationally recognized standards and applicable local guidance. The primary reference is the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, supplemented by trip rate guidance from the Prince William County Design and Construction Standards Manual (PWC DCSM) where specified. The following time periods were analyzed:

- Weekday AM Peak Hour of Adjacent Street Traffic (typically 7:00–9:00 AM)
- Weekday PM Peak Hour of Adjacent Street Traffic (typically 4:00–6:00 PM)
- Average Weekday Daily (24-hour) Traffic Volume

ITE Land Use Code Selection

ITE LUC 210 (Single-Family Detached Housing) was applied to the existing 12-unit residential development. LUC 210 is the standard land-use classification for conventional single-family detached homes and is widely accepted by Prince William County and VDOT for residential trip-generation analysis. The PWC DCSM trip rate was used for the weekday daily calculation for the existing condition, consistent with County standards.

ITE LUC 251 (Senior Adult Housing – Detached) was applied to the proposed 1,530-unit development. LUC 251 is specifically calibrated to age-restricted, single-family detached communities and reflects the characteristically reduced travel demand of senior residents, including lower vehicle ownership rates, greater non-work trip purposes, and avoidance of peak commuter periods. The AM and PM peak hour rates for LUC 251 (0.20 and 0.24 trips/DU, respectively) are notably lower than those for LUC 210 (0.70 and 0.94 trips/DU), reflecting these behavioral differences. Directional splits applied in this analysis follow ITE defaults for each respective land use code.

Directional Distribution

For the AM Peak Hour, LUC 210 directional splits are approximately 25% entering / 75% exiting (reflecting outbound commute movements), while LUC 251 defaults to approximately 33% entering / 67% exiting. For the PM Peak Hour, LUC 210 splits are approximately 63% entering / 37% exiting (return commute), and LUC 251 is approximately 61% entering / 39% exiting. These directional distributions are reflected in Table 2.

4. TRIP GENERATION COMPARISON

Per the ITE Trip Generation Manual, 11th Edition, and applicable PWC DCSM rates, trip generation estimates were calculated for the existing and proposed development scenarios. Table 1 presents the applicable land use codes, densities, and per-unit trip

Attachment C | Requestor's Justification Narrative & Maps

TRIP GENERATION MEMORANDUM

rates; Table 2 summarizes the resulting trip generation by time period, including directional movements.

TABLE 1 – SITE DEVELOPMENT DENSITIES & TRIP GENERATION RATES						
MANASSAS PRESERVE Prince William County, Virginia						
LAND USE & DENSITIES	QTY	UNIT	ITE CODE	AM PEAK HR RATE	PM PEAK HR RATE	WEEKDAY DAILY RATE (VPD/DU)
Existing Conditions – Single-Family Detached (2026)	12	DU	210	0.70	0.94	10.10 *
Proposed Buildout – Senior Adult Housing, Detached	1,530	DU	251	0.20	0.24	3.94
Notes: DU = Dwelling Unit (residential) * Daily rate per Prince William County Design and Construction Standards Manual (PWC DCSM) Trip Rate; AM & PM peak hour rates per ITE Trip Generation Manual, 11th Edition Sources: ITE Trip Generation Manual, 11th Edition (LUC 210, LUC 251); PWC DCSM						

TABLE 2 – GENERATED TRIPS BY TIME PERIOD							
MANASSAS PRESERVE Prince William County, Virginia							
LAND USE & DENSITIES	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR			WEEKDAY DAILY (VPD)
	IN	OUT	TOTAL	IN	OUT	TOTAL	
Existing – Single-Family Detached (12 DU)	2	6	8	7	4	11	121
Proposed – Senior Adult Housing, Detached (1,530 DU)	102	207	309	227	145	372	6,021
Notes: All trip counts are rounded to the nearest whole trip. Directional splits applied per ITE Trip Generation Manual, 11th Edition defaults for LUC 210 and LUC 251.							

5. REGIONAL TRAVEL DEMAND (CUBE MODEL) ANALYSIS

As established in the preceding section, the proposed CPA is expected to generate a materially greater number of vehicular trips relative to existing conditions. Accordingly, a regional travel demand analysis using Prince William County's CUBE travel demand model is currently being conducted to evaluate the impact of this incremental trip generation on the surrounding transportation network at a macroscopic level.

The CUBE Model analysis incorporates all roadway and transportation improvements identified in the adopted Comprehensive Plan and is calibrated to the County's 2040 planning horizon. The analysis will assess network performance, including volume-to-capacity (V/C) ratios and level of service (LOS), under both the baseline (no-build) and proposed CPA land-use scenarios, thereby isolating the incremental impact of the proposed development on key roadway segments and intersections in the study area.

Results of the CUBE Model analysis will identify whether additional transportation improvements beyond those already programmed in the Comprehensive Plan may be warranted to accommodate projected traffic demand associated with the CPA. The model will also be used to evaluate the effectiveness of candidate mitigation measures.

Planned Transportation Improvements in the Study Area Vicinity

The following roadway improvements are currently identified in the adopted Prince William County Comprehensive Plan and will be incorporated as committed network improvements in the CUBE Model baseline:

- Pageland Lane: Planned widening to four (4) lanes from U.S. Route 29 (Lee Highway) to Sudley Road (VA Route 234).
- Sudley Road (VA Route 234): Planned widening to four (4) lanes from U.S. Route 15 to Gum Springs Road.
- Gum Springs Road: Planned widening to four (4) lanes.
- Lee Highway (U.S. Route 29): Planned widening to six (6) lanes west of Pageland Lane.

In addition to evaluating these committed improvements, the CUBE Model analysis will examine a range of potential mitigation measures to address the projected increase in vehicular trips attributable to the proposed CPA. These measures may include, but are not limited to, widening Featherbed Lane, access management improvements along General Trimble Lane, and other network enhancements as warranted by the modeling results.

6. CONCLUSION

The proposed CPA would increase activity relative to existing conditions, reflecting the economic intensity of the proposed land use. A regional transportation analysis using the County's CUBE Model will be conducted to evaluate how this activity is accommodated within the transportation network and to identify any additional improvements to support efficient and safe travel conditions.

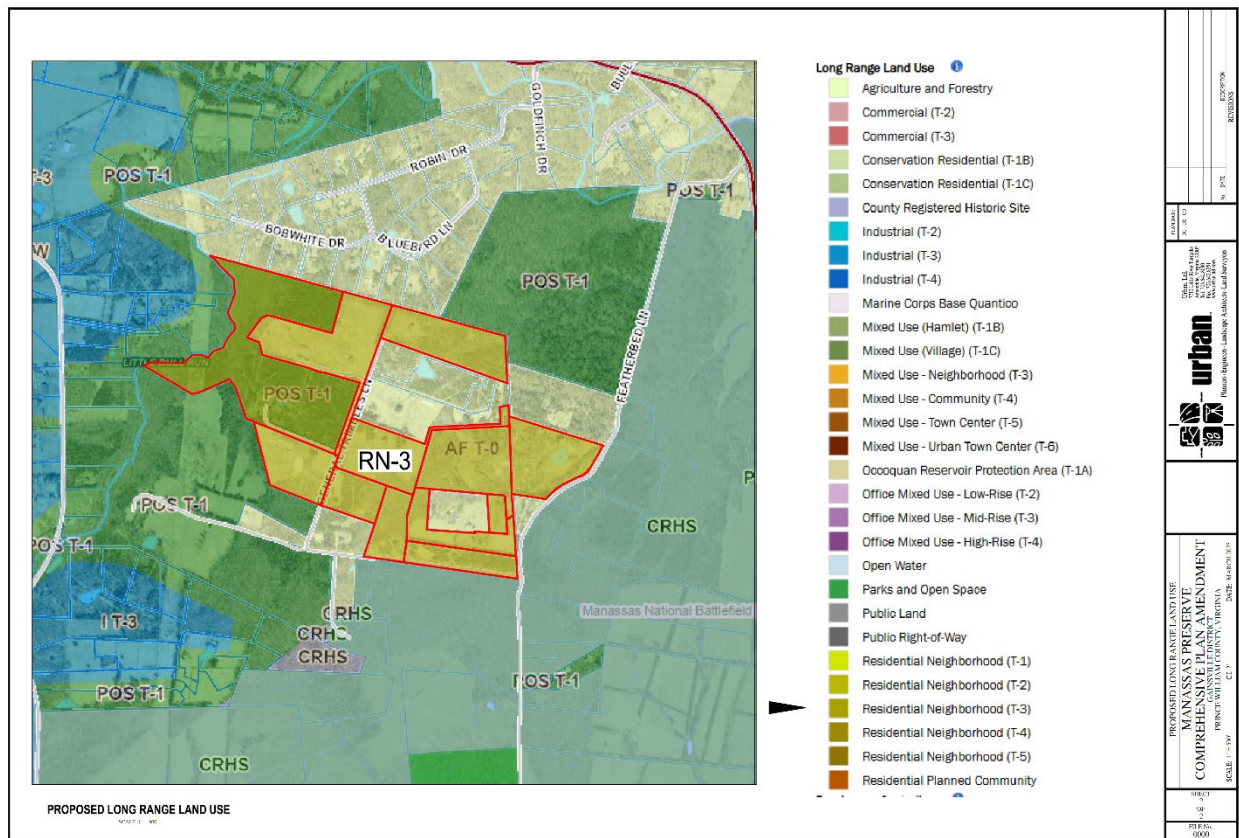
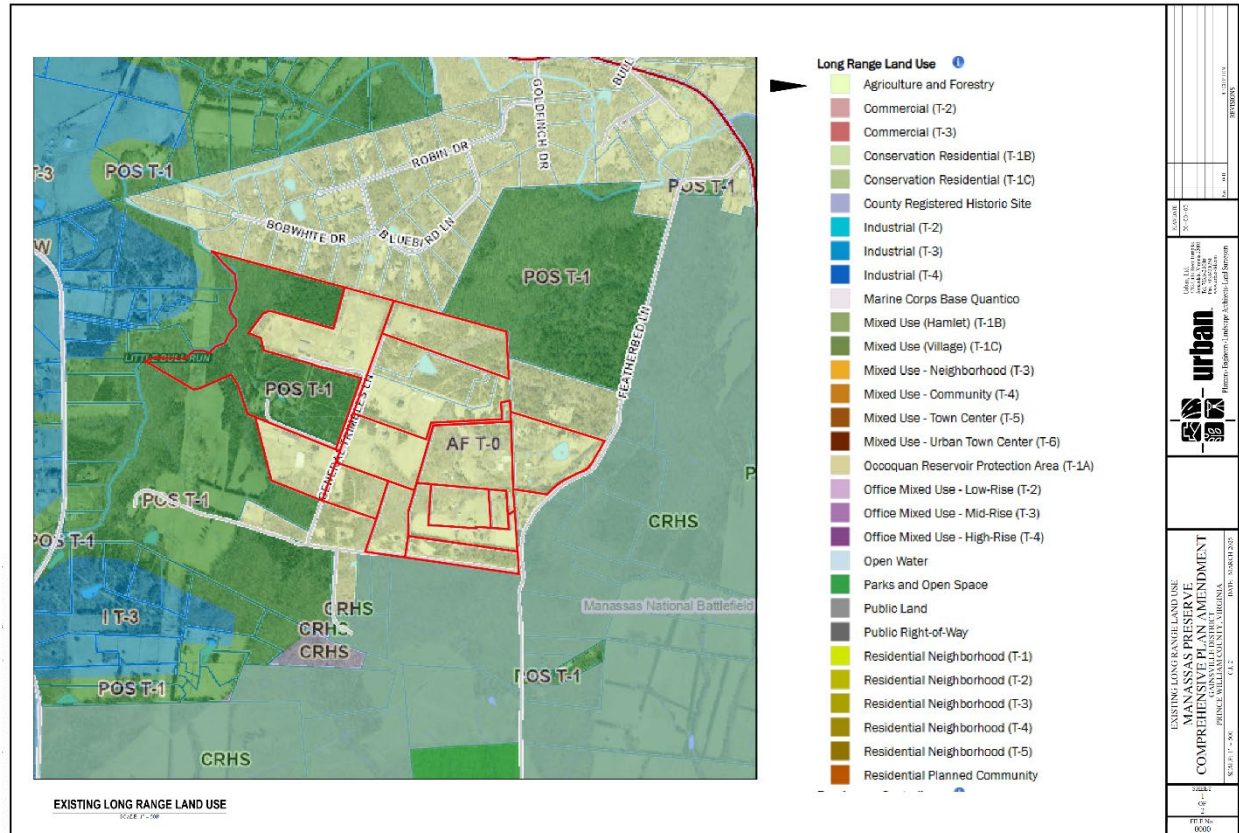
Please do not hesitate to contact our office with any questions regarding this memorandum.

Respectfully submitted,

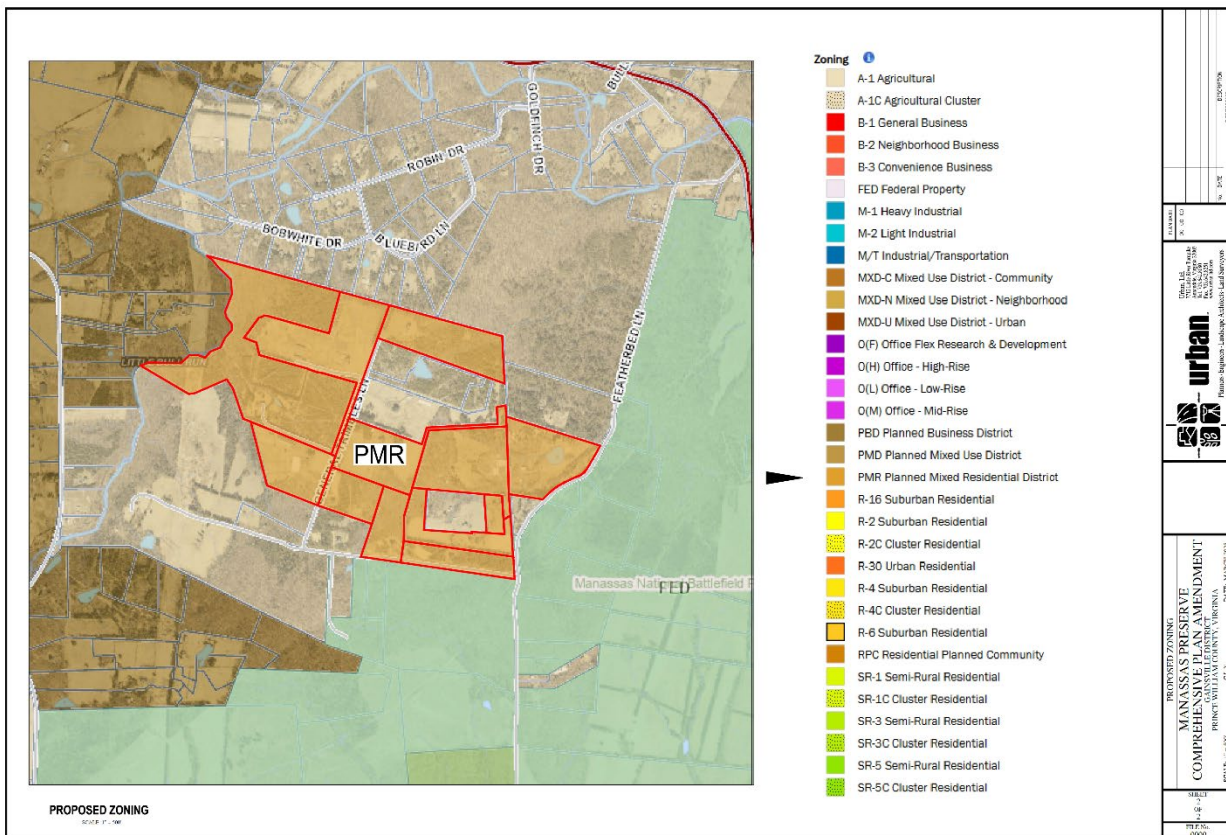
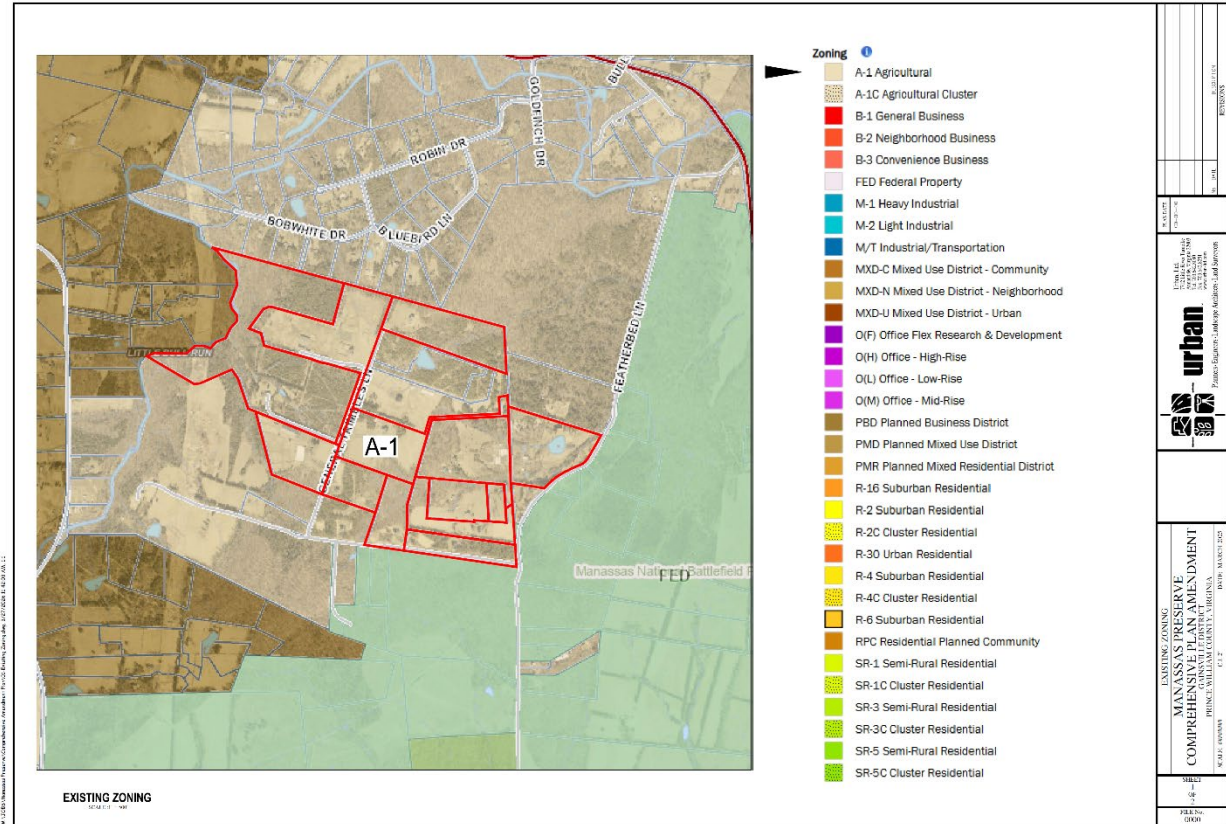
Vernon E. Torney, M.ASCE

President, VETTRA CO – Transportation Planning & Traffic Engineering Services

Attachment C | Requestor's Justification Narrative & Maps



Attachment C | Requestor's Justification Narrative & Maps



**Comprehensive Plan Amendment
#CPA2026-00016, Manassas Preserve
(Initiation Request)**
Gainesville Magisterial District

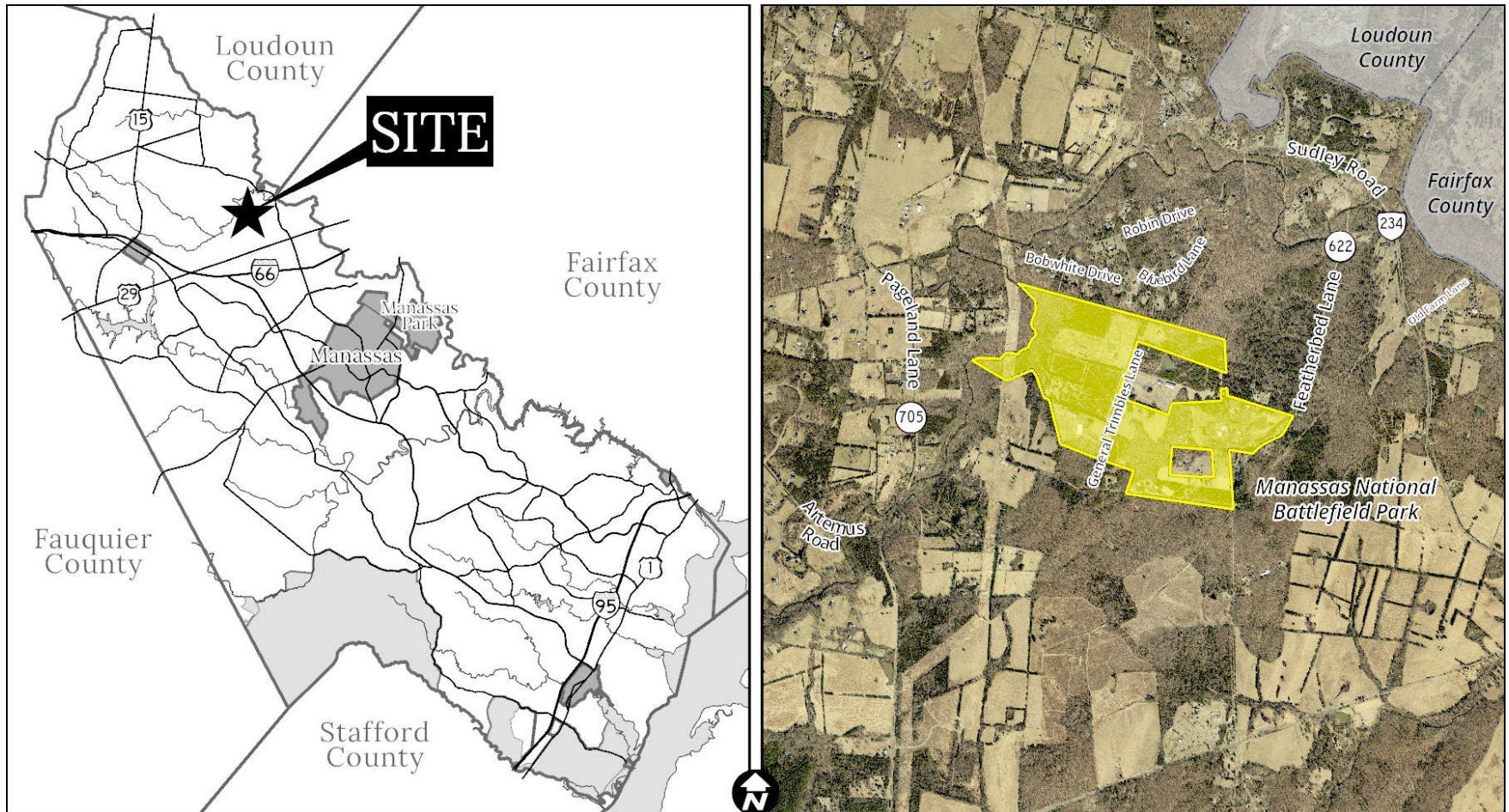
July 21, 2026

Ahmad Behzad, AICP, PMP

Planning Office

- **Request:** This is a request to initiate an amendment to the Comprehensive Plan to modify the Long-Range Land Use (LRLU) designation for approximately ±255.81 acres in the Gainesville Magisterial District, from Agriculture and Forestry (AF, T-0) and Parks and Open Space (POS) to Residential Neighborhood (RN-3, T-3). A concurrent rezoning to PMR, Planned Mixed Residential, would follow if initiated.
- **Location:** The Property is located along General Trimble Lane, approximately one mile south of the Featherbed Lane/Sudley Road intersection. The Property is located near Manassas National Battlefield Park to the south and east, with the Prince William Digital Gateway Special Planning Area located to the west.
- **Recommendation:** Staff recommends that the Board **not initiate** CPA #CPA2026-00016, Manassas Preserve.

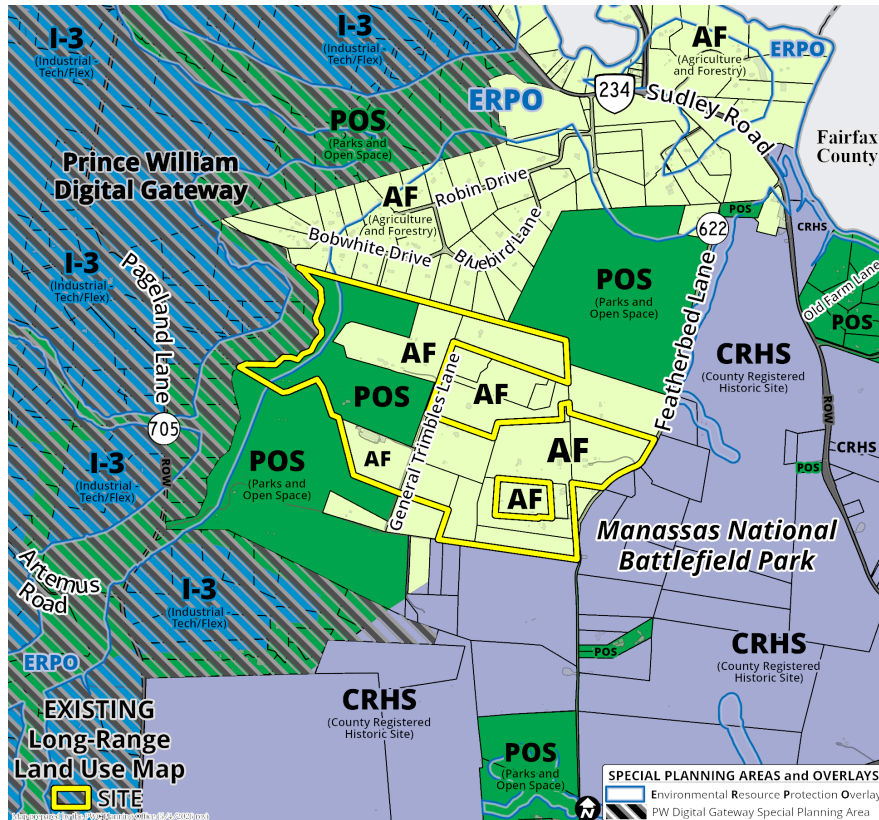
Location Map



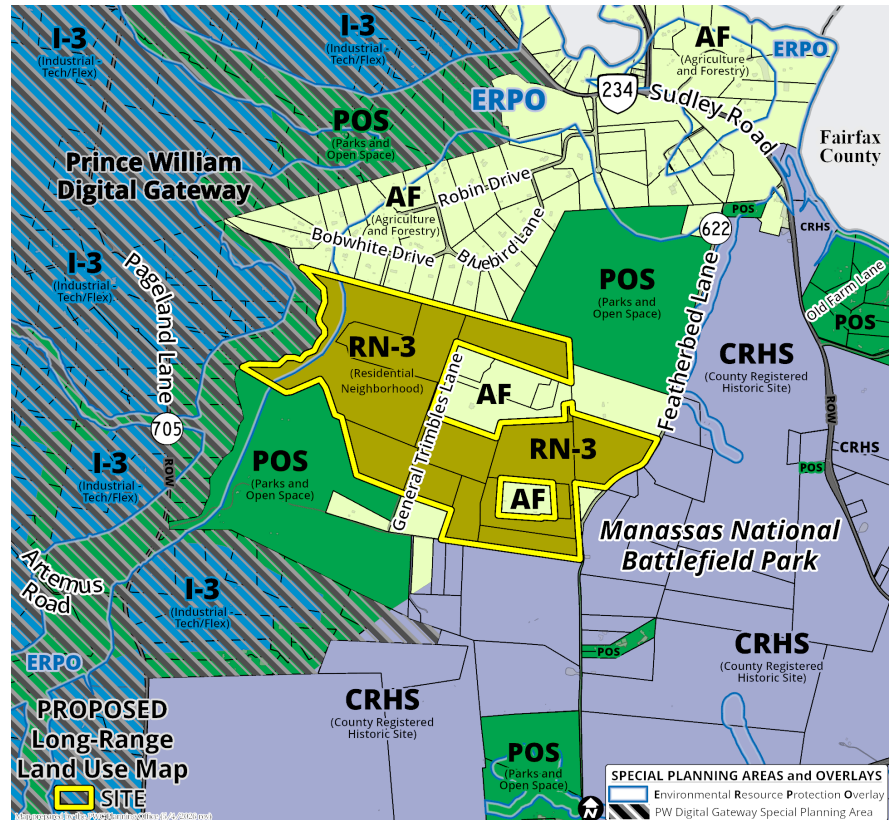
Long Range Land Use Map

PRINCE WILLIAM
COUNTY

Existing

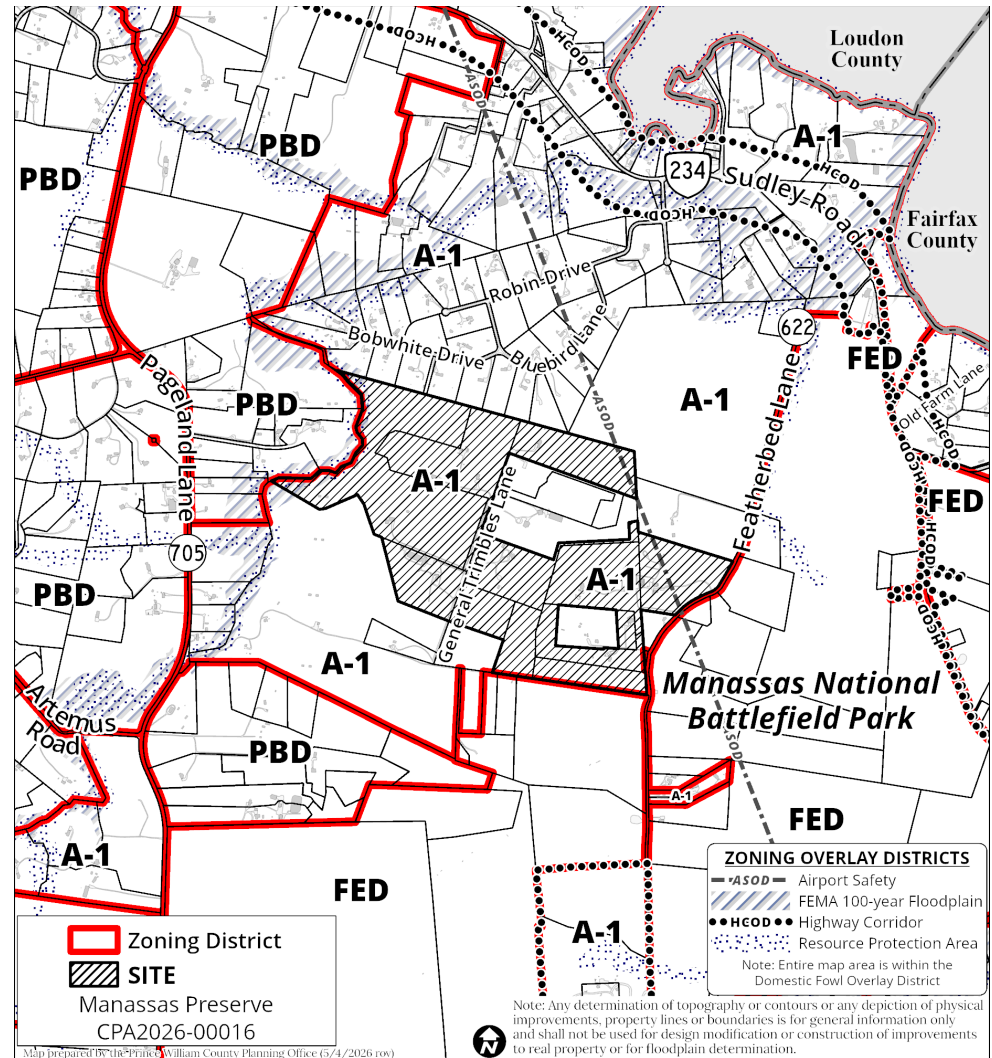


Requestor's Proposed



Zoning Map

- **Current Zoning:** Agricultural (A-1) - Intended to preserve agricultural land, open space, and natural resources through low-intensity uses.



- Staff identified substantial concerns with the requested CPA, including:
 - **Inconsistent with the adopted AF and POS LRLU designations** for the Property and surrounding area, which reflect an envisioned low-intensity pattern of agricultural, forested, open space, and low-density residential uses.
 - **Potential adverse impacts to the viewshed and historic context of Manassas National Battlefield Park**, a County Registered Historic Site (CRHS) identified on the Long-Range Land Use Map.
 - **Insufficient infrastructure capacity**, public water, sewer, and transportation, to support the proposed intensity, which would increase daily vehicle trips from approximately 121 to 6,021, a nearly 50-fold increase over existing conditions.

Staff Recommendation

Staff recommends that the Board **not initiate** Comprehensive Plan Amendment #CPA2026-00016, Manassas Preserve, for the reasons mentioned in the staff report.