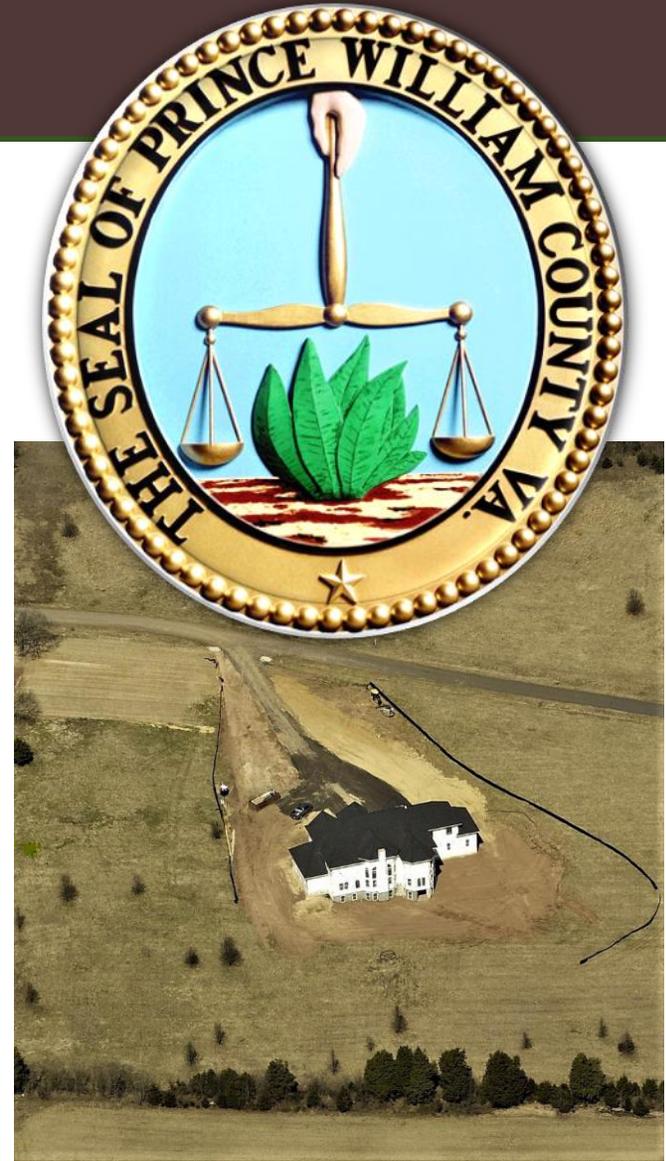


# Build-Out Analysis



As of December 31, 2019



**PRINCE WILLIAM COUNTY  
PLANNING OFFICE**

5 County Complex Court, Suite 210  
Prince William, Virginia 22192-9201  
703-792-7615

[www.pwcgov.org/planning](http://www.pwcgov.org/planning)

Stephen L. Donohoe, AICP  
Acting Director of Planning

September 8, 2020

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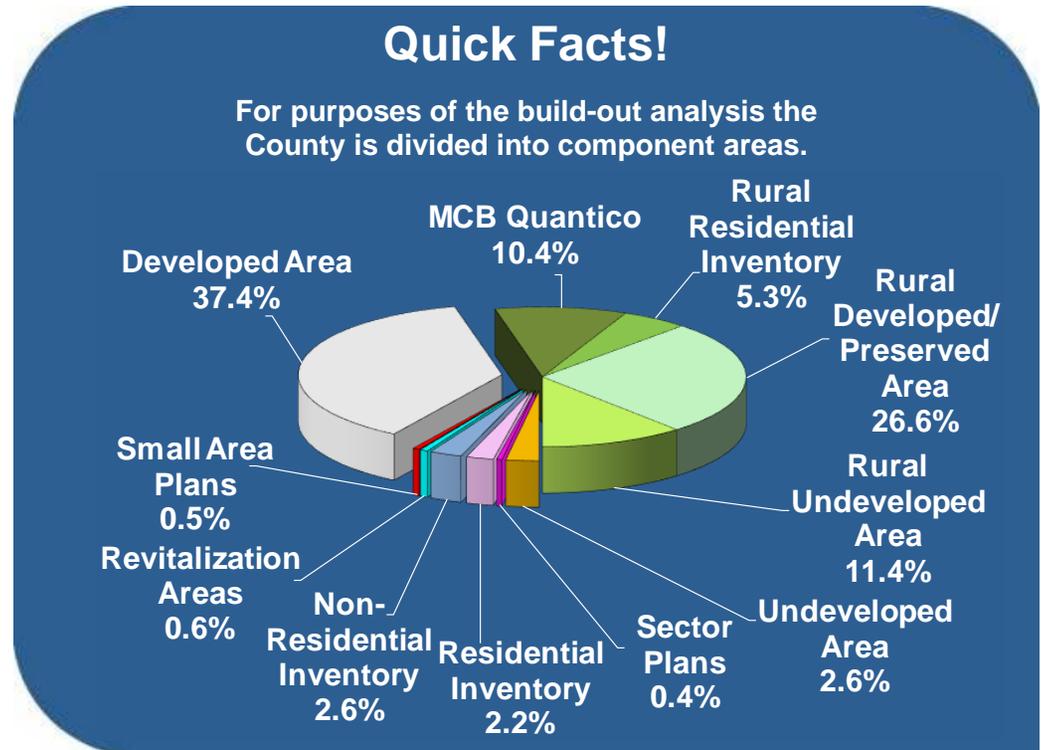
# Introduction

A build-out analysis shows the maximum planned future development within a locality. Such an analysis does not show the ideal or preferred conditions. It provides an assessment of the current zoning districts, long-range land use of undeveloped lots, and potential redevelopment areas. The resulting charts, numeric data, and graphics depict how Prince William County is changing.

The County's geographic information system (GIS) has been used to create layers and tables to monitor different types of development, within the County, at a parcel or project level. Using GIS, the Planning Office can track areas that are developed, developing, or undevelopable such as conserved or protected lands, publicly owned lands, parks, cultural resources, etc. These layers are compared to determine remaining and future growth capacity.

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

Supplemental sections provide information regarding parks and existing land use. Parkland acreage generally increases each year as new land is acquired. Also included is a listing and map of current land uses in the County by category.



# Introduction

## Component Areas

The primary component areas of the Build-Out Analysis are the developed area, undeveloped area, sector plans, residential inventory, non-residential inventory, small area plans, revitalization areas, and the rural area. These areas do not include cities, towns, or large water bodies within the County. The Component Areas Map (page 14) provides a graphic of these areas within the County. The geographic sizes and locations of these areas change as land development projects evolve. As land changes from being undeveloped to zoned and finally developed, it moves through these categories. Some older developed areas of the County are planned for revitalization.

## Developed Area

The developed area contains both residential and non-residential projects that have reached completion with no additional land area available for development. Public facilities, religious institutions, cemeteries, and other similar features that may or may not be fully developed are assumed to be built to their full potential in this area.

## Undeveloped Area

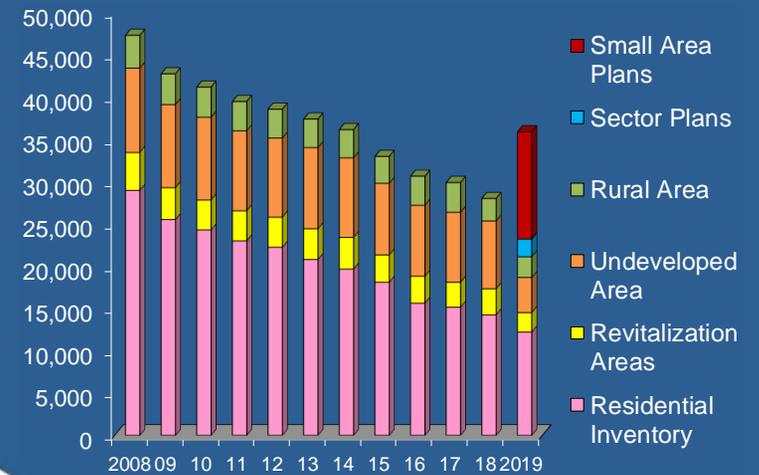
The undeveloped area is A-1 zoned land that is not in the rural area and has not been developed. Some larger tracts of undeveloped R-4 and B-1 zoned lands designated in 1958 when zoning was established in the County and currently planned for a different use are included. This analysis assumes that these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

## Development Area Residential and Non-Residential Inventories

These areas contain projects that have rezoning approval by the Board of County Supervisors. The projects can be in any phase of development. Some projects may be in the middle of the construction process, some may just contain a pad site that is undeveloped,

## Quick Facts!

Residential build-out capacity by component since 2008.



## Introduction

while others may be a project in which no development has started. Tables 10 and 13 give a breakdown by individual project in these areas.

### **Sector Plans**

Sector Plans are a concentrated planning effort to identify strengths, weaknesses, and opportunities, build coalitions between individual residential and business communities, and set the stage for the future of that portion of Prince William County. For this report, the land areas of Innovation, 1-66/Route 29, and the Government Center were analyzed. These plans provide guidance for the establishment of commercial and residential uses within proposed mixed-use communities.

### **Small Area Plans**

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

### **Revitalization Areas**

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

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

# Introduction

## Rural Developed or Preserved Area

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

## Rural Undeveloped Area

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

## Rural Area Residential Inventory

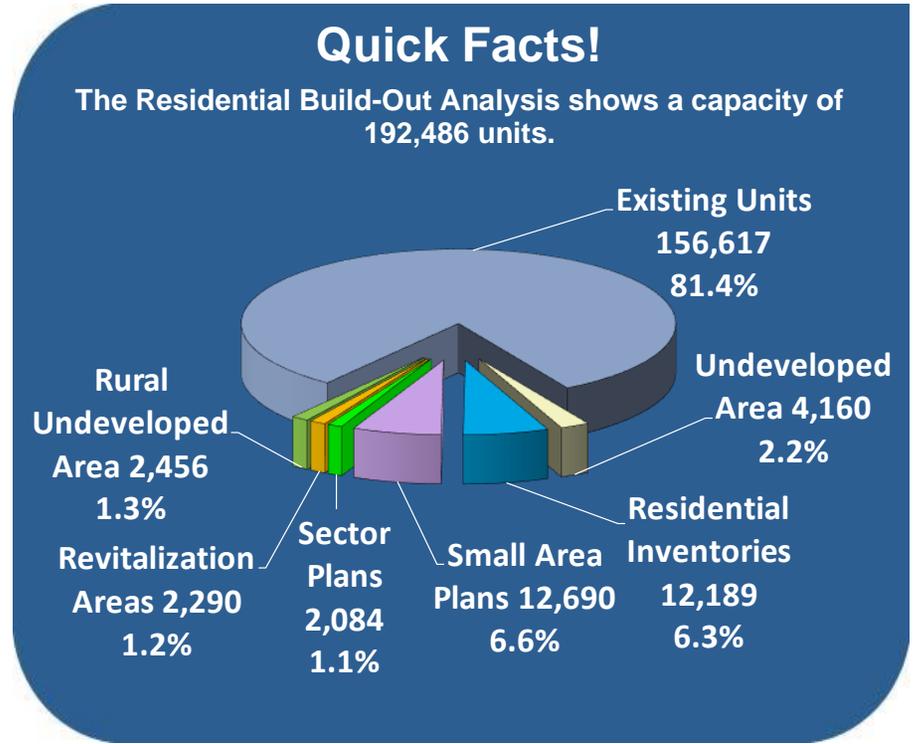
This area contains projects that have rezoning approval by the Board of County Supervisors and numerous by-right subdivisions that have been filed and accepted. These projects can be in any phase of development. Some projects may simply have a subdivision plan filed while others could be in the middle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



# Introduction

## Executive Summary

The Build-Out Analysis shows that Prince William County has capacity for 35,869 additional residential dwelling units as shown in Table 1 (page 7). Adding this to the 156,617 units that existed as of December 2019 brings the residential build-out to 192,486 units. There is also a potential for 85.3 million non-residential square feet of gross floor area to be built. Adding this to the 94.4 million square feet of gross floor area already built brings the total to 179.7 million non-residential square feet, as shown in Table 2 (page 7). The information generated for the Build-Out Analysis helps to provide the data and methodology used by staff to arrive at these conclusions.



# Introduction

## Component Analysis

Table 1 Residential Component Analysis		
Component	# of Housing Units	Comment
Undeveloped Area	4,160	Approximate mid-point from Table 3 – page 8
Sector Plans	2,084	Approximate mid-point from Table 5 – page 9
Development Area Residential Inventory	10,861	Table 10 – pages 15 – 20
Rural Area Residential Inventory	1,328	Table 11 – pages 21 – 25
Small Area Plans	12,690	Small Area Plan Analysis – page 11
Revitalization Areas	2,290	Approximate mid-point from Table 6 – page 12
Rural Undeveloped Area	2,456	Rural Area Analysis page 12
Subtotal Units to be Built	<b>35,869</b>	
Existing Units 2019	156,617	PWC Demographic Data
<b>Total</b>	<b>192,486</b>	

Table 2 Non-Residential Component Analysis		
Component	Gross Floor Area (Sq Ft in millions)	Comment
Undeveloped Area	10.0	Potential from Table 4 – page 8
Sector Plans	4.8	Potential from Table 6 – page 9
Non-Residential Inventory	58.8	Table 13 – pages 27 – 37
Small Area Plans	10.1	Small Area Plan Analysis – page 11
Revitalization Areas	1.6	Potential from Table 9 – page 12, minus existing
Potential Gross Floor Area	<b>85.3</b>	Subtotal
Existing Gross Floor Area in the Development Area	92.2	Real Estate Assessments Data
Existing Gross Floor Area in the Rural Area	2.2	Real Estate Assessments Data
Existing Gross Floor Area 2019	<b>94.4</b>	Real Estate Assessments Data
<b>Total</b>	<b>179.7</b>	

# Build-Out Analysis

## Undeveloped Area Analysis

An analysis of approximately 5,673 acres (Table 15 – page 40) of undeveloped land within the development area shows that 4,160 additional residential units could be built if this land was zoned consistently with the *Comprehensive Plan*, using the mid-point density range (Table 3). This area also holds the potential for 10 million square feet of non-residential gross floor area (Table 4). In addition to potential growth, this area currently contains 200 existing residential units and 12,954 non-residential square feet of gross floor area. For the 2019 analysis, some portions of the previous land areas have been moved into the Small Area Plan and Sector Plan sections.



### Table Legend Notes:

\*SRR also includes 747 acres of ER that is in the SRR parcels.

<sup>1</sup> See List of Abbreviations (page 49) and the *Comprehensive Plan's* Long-Range Land Use chapter for explanation of land uses.

<sup>2</sup> See Table 15 – page 40.

**Table 3 Residential Development Area Undeveloped A-1 Zoned Acreage Analysis**

Residential Housing Units available for each Land Use Classification as of 12/31/2019					
Land Use Classification <sup>1</sup>	Undeveloped A-1 Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	180	6 - 12 DU/acre	202	404	303
RCC	4	16 - 30 DU/acre	10	20	15
REC	154	16 - 30 DU/acre	461	865	662
SRH	51	10 -16 DU/acre	378	606	492
SRL	552	1 - 4 DU/acre	414	1,656	1,035
SRM	66	4 - 6 DU/acre	197	295	248
SRR*	3,316	0.4 DU/acre	1,127	1,127	1,127
URH	12	20 - 30 DU/acre	176	264	220
URM	6	8 - 20 DU/acre	33	85	58
	<b>4,341</b>		<b>2,298</b>	<b>5,322</b>	<b>4,160</b>

**Table 4 Non-Residential Development Area Undeveloped A-1 Zoned Acreage Analysis**

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2019				
Land Use Classification <sup>1</sup>	Undeveloped A-1 Acreage	Estimated Floor Area Ratio <sup>2</sup> Average - Maximum	Average Gross Floor Area (Sq Ft)	Maximum Gross Floor Area (Sq Ft)
CEC	180	0.2 – 0.5	884,246	2,210,616
EI	52	0.25 – 0.5	424,710	849,420
FEC	770	0.25 – 0.5	6,288,975	12,577,950
GC	68	0.2 – 0.4	444,312	888,624
NC	11	0.15 – 0.3	53,906	107,811
O	3	0.3 – 0.7	29,403	68,607
RCC	4	0.2 – 0.4	19,602	39,204
REC	154	0.5 – 1.3	1,886,693	4,905,401
	<b>1,242</b>		<b>10,029,691</b>	<b>21,642,242</b>

# Build-Out Analysis

## Sector Plan Analysis

An analysis of approximately 925 acres (Table 17 – page 41) of undeveloped land within the sector plan areas shows that 2,084 additional residential units could be built if this land was zoned consistently with the *Comprehensive Plan*, using the mid-point density range (Table 5). This area also holds the potential for 4.8 million square feet of non-residential gross floor area (Table 6). In addition to potential growth, this area currently contains 38 existing residential units and 12,954 non-residential square feet of gross floor area. The Innovation sector plan contains a town center designation that could produce an additional 400 - 1,100 multi-family dwelling units and is included in the table.

Residential Housing Units available for each Land Use Classification as of 12/31/2019					
Land Use Classification <sup>1</sup>	Undeveloped A-1 Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	99	6 - 12 DU/acre	112	222	167
RCC	16	16 - 30 DU/acre	48	88	68
REC	204	16 - 30 DU/acre	476	891	683
SRL	133	1 - 4 DU/acre	99	399	249
SRM	26	4 - 6 DU/acre	78	116	97
SRR*	208	0.4 DU/acre	70	70	70
Town Center**	33	See plan	400	1,100	750
	<b>719</b>		<b>1,117</b>	<b>2,225</b>	<b>2,084</b>

Table Legend Notes:
*SRR also includes 21 acres of ER that is in the SRR parcels.
** The Innovation town center allows for additional residential units within the existing REC area. The calculated REC acreage was adjusted accordingly.
<sup>1</sup> See List of Abbreviations (page 49) and the <i>Comprehensive Plan's</i> Long-Range Land Use chapter for explanation of land uses.
<sup>2</sup> See Table 15 – page 40.

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2019				
Land Use Classification <sup>1</sup>	Undeveloped A-1 Acreage	Estimated Floor Area Ratio <sup>2</sup> Average - Maximum	Average Gross Floor Area (Sq Ft)	Maximum Gross Floor Area (Sq Ft)
CEC	99	0.2 – 0.5	483,826	1,209,566
O	140	0.3 – 0.7	1,373,022	3,203,718
RCC	16	0.2 – 0.4	77,379	154,758
REC	237	0.5 – 1.3	2,898,033	7,534,886
	<b>492</b>		<b>4,832,260</b>	<b>12,102,928</b>

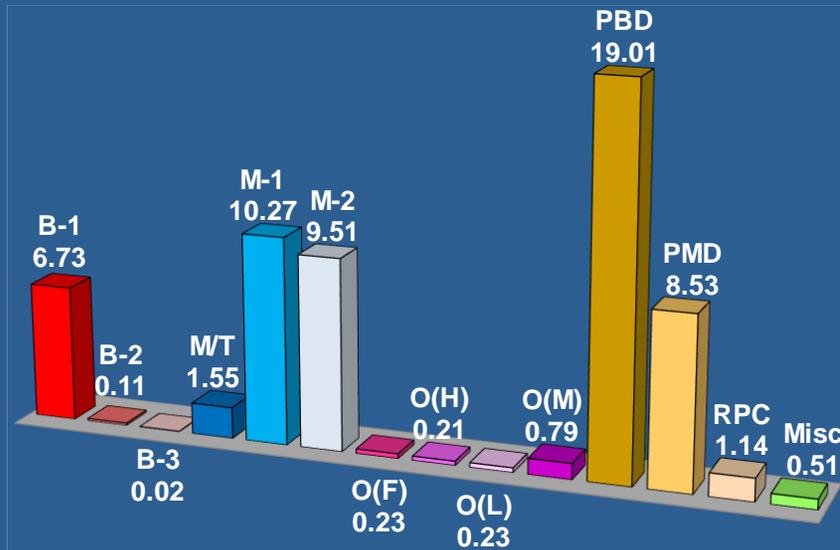
# Build-Out Analysis

## Residential Inventory Analysis

An analysis of the approximately 16,240 remaining acres of land already zoned for residential or mixed-use development, but partially developed or undeveloped within the development and rural areas, shows that there are approximately 12,189 residential units yet to be built (Tables 10 and 11 – pages 15 through 25). The tables provide an indication of active zoning cases. These are cases where some type of development has been occurring in the last two years. While residential inventory land is removed when projects are completed, rezonings and proffer amendments added 354 additional acres and 512 new residential units to the total in 2019 (Table 12 – page 26). The rural area also had additional new and old subdivisions added to the inventory to better track the rural area land.

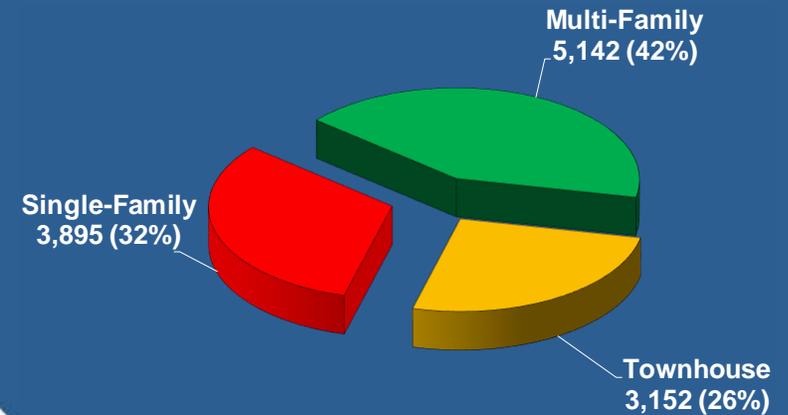
### Quick Facts!

Non-Residential Inventory by zoning districts in millions of GFA.



### Quick Facts!

Residential Inventory by unit types.



## Non-Residential Inventory Analysis

An analysis of the approximately 5,565 acres of land in the development and rural areas already zoned for non-residential or mixed-use development, but undeveloped or partially developed, shows that there is at least 58.8 million square feet of gross floor area of non-residential development zoned and unbuilt (Table 13 – pages 27 through 37). Rezoning and special use permits added 700 acres and 13,774,246 square feet gross floor area to the total in 2019. (Table 14 – page 38 and 39).

# Build-Out Analysis

## Small Area Plan Analysis

This is an analysis of three approved small area plans. These plans cover 5,047 acres in their entirety. They include: North Woodbridge, The Landing at Prince William, and Dale City. Small area plans include land that is already developed to its potential, already planned but unbuilt land, and vacant or under-developed land that has been planned to a high-density. The table only analyzes vacant and under-developed land areas within these plans. This land currently covers 1,158 acres. The table below summarizes the acreage of these areas, and a potential yield of residential units and non-residential building gross floor area (GFA). A potential average residential total was provided for each unit type. As such, a higher or lower unit quantity could be built. For detailed information regarding any small area plan, please read the approved plan available online.

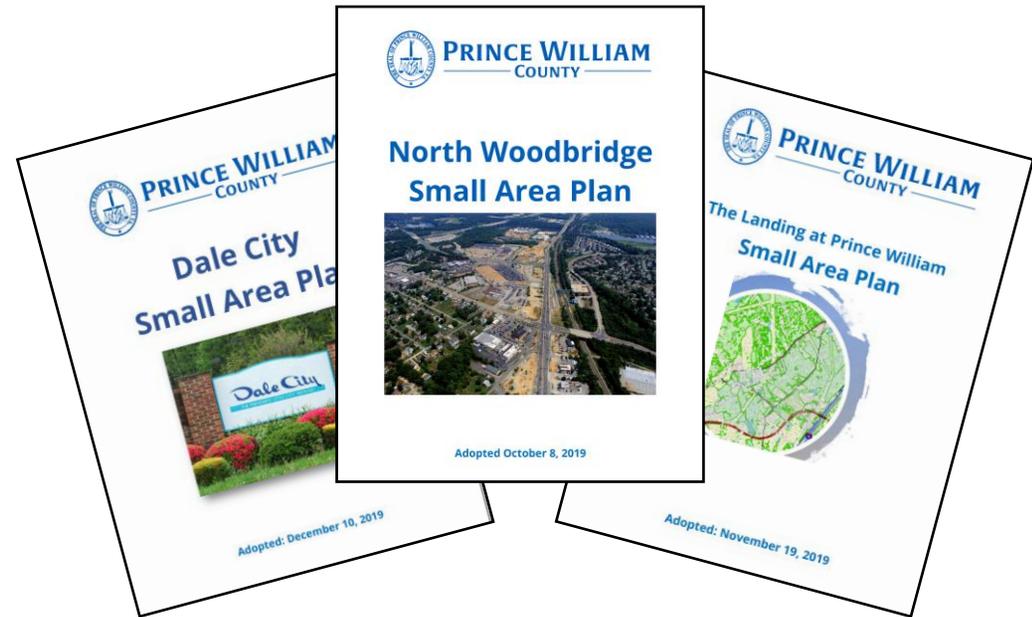


Table 7 Potential Remaining Development Within Small Area Plans							
Development and redevelopment potential for remaining land area as of 12/31/2019							
Small Area Plan	Acreage	Potential Single-Family Detached Units	Potential Single-Family Attached Units	Potential Multi-Family Attached Units	Potential Residential Unit Totals	Potential Average Non-Residential Gross Floor Area (Sq Ft)	Potential Maximum Non-Residential Gross Floor Area (Sq Ft)
Dale City	468	425	201	2,886	3,512	4,500,120	8,613,692
The Landing	319	126	42	1,560	1,728	3,190,903	4,458,340
North Woodbridge	371	0	0	7,450	7,450	2,366,011	3,094,951
	<b>1,158</b>	<b>551</b>	<b>243</b>	<b>11,896</b>	<b>12,690</b>	<b>10,057,034</b>	<b>16,166,983</b>

# Build-Out Analysis

## Revitalization Areas Analysis

This is an analysis of 1,185 acres (Table 16 – page 40) of land in the development area that is zoned non-agricultural but has redevelopment potential for residential, non-residential, and public uses. This area also contains 142 acres designated ER<sup>1</sup>. The three revitalization areas currently contain 1,652 existing housing units. Using the current long-range land use classification of each area taking into account the existing 1,652 housing units, these areas could yield an additional 2,290 housing units (Table 8). This area also has the potential for an additional 1,592,761 square feet of non-residential development (Table 9). Currently this area contains 491,023 square feet of non-residential gross floor area to be developed.

Table Legend Notes:
<sup>1</sup> See List of Abbreviations (page 49) and the <i>Comprehensive Plan's</i> Long-Range Land Use chapter for explanation of land uses.
<sup>2</sup> See Table 15 – page 40

Table 8 Residential Revitalization Areas Acreage Analysis					
Residential Housing Units available for each Land Use Classification as of 12/31/2019					
Land Use Classification <sup>1</sup>	Revitalization Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	50	6 - 12 DU/acre	56	114	85
SRH	85	10 - 16 DU/acre	637	1,020	829
SRL	584	1 - 4 DU/acre	438	1,752	1,095
SRM	17	4 - 6 DU/acre	51	76	63
UMU	83	30 - 60 DU/acre	616	1,232	924
URH	6	20 - 30 DU/acre	90	135	113
URL	1	4 - 8 DU/acre	3	6	4
URM	33	8 - 20 DU/acre	264	660	462
VMU	49	7 - 30 DU/acre	139	596	367
		Existing units	-1,652	-1,652	-1,652
	<b>908</b>		<b>642</b>	<b>3,939</b>	<b>2,290</b>

Table 9 Non-residential Revitalization Areas Acreage Analysis				
Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2019				
Land Use Classification <sup>1</sup>	Revitalization Acreage	Estimated Floor Area Ratio <sup>2</sup> Average - Maximum	Average Gross Floor Area (Sq Ft)	Maximum Gross Floor Area (Sq Ft)
CEC	50	0.2 – 0.5	245,025	612,563
GC	104	0.2 – 0.4	679,536	1,359,072
NC	15	0.15 – 0.3	73,508	147,015
O	16	0.3 – 0.7	156,816	365,904
UMU	83	0.3 – 0.6	536,899	1,073,798
VMU	49	8,000 sq ft per acre (.18)	392,000	392,000
		Existing gross floor area	-491,023	-491,023
	<b>317</b>		<b>1,592,761</b>	<b>3,459,329</b>

## Build-Out Analysis

### Developed Area Analysis

This is an analysis consisting of approximately 81,607 acres of land, developed with residential and non-residential uses referred to as the developed area. This land is considered to be fully built with no additional development currently available. Generally, the calculated size of the developed area increases each year as land develops unless previously developed land becomes undeveloped or subjected to revitalization such as a small area plan. Public facilities, road right-of-ways, religious institutions, public and private permanent open space areas, protected homeowner association lands, and large established businesses are considered as developed land when reviewing this area and are included in the totals. As of December 2019, 85.2 million non-residential square feet of gross floor area has been built in this area along with 140,900 residential units. The developed area does not include the undeveloped, revitalization, residential inventory, non-residential inventory, rural areas, or small area plans.

### Rural Area Analysis

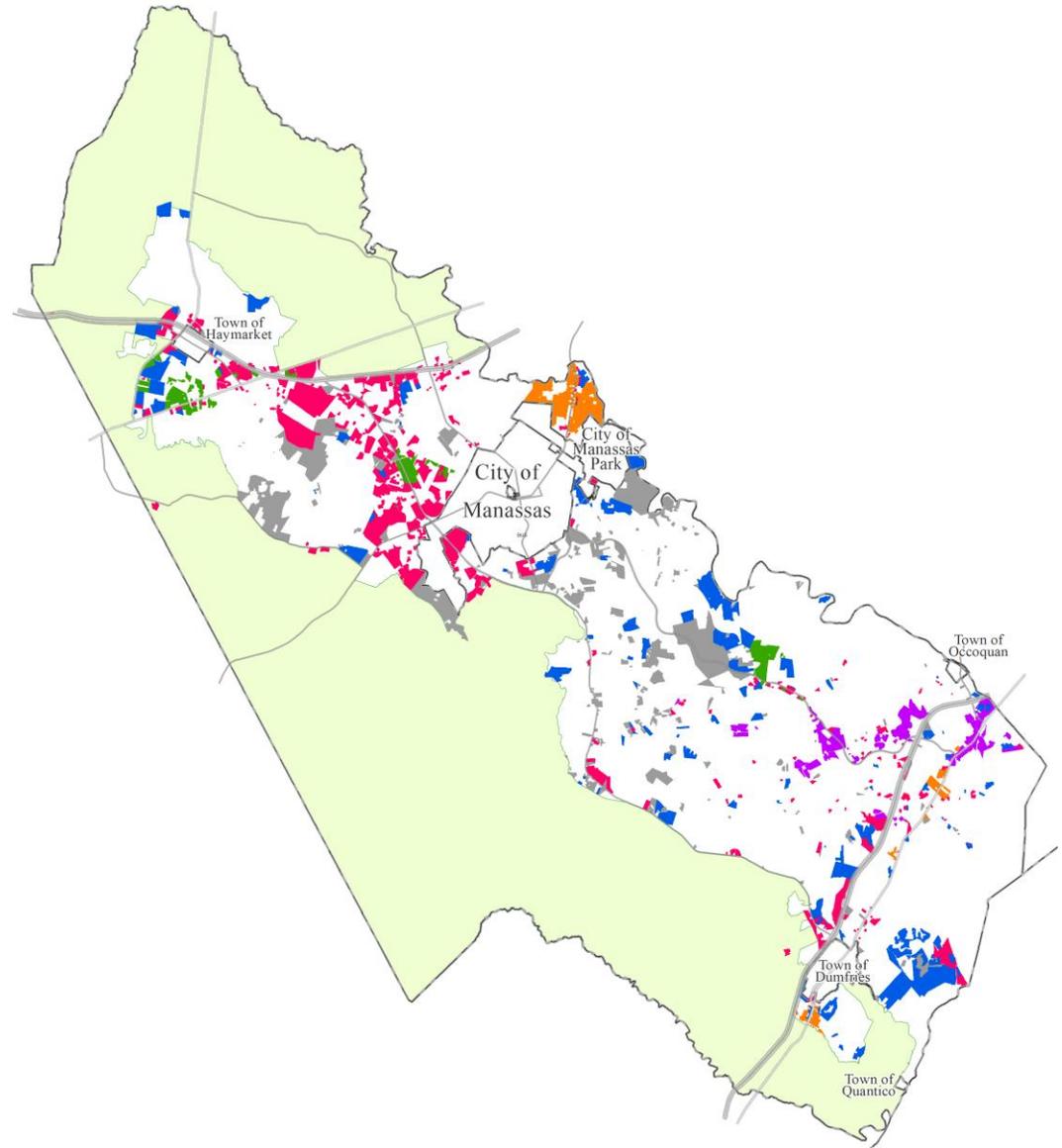
The rural developed or preserved area contains lands that have already been developed or protected. This area contains approximately 57,866 acres of land. The entire rural area contains 117,077 acres. This is approximately 54 percent of the land area in Prince William County of which approximately 22,763 acres are in Marine Corps Base Quantico. The rural area analysis does not include any residential units that might be built on Marine Corps Base Quantico. Public facilities, religious institutions, public and private permanent open space are not considered for further development. Large established businesses with substantial infrastructure investment are considered as developed land when calculating residential units. The rural undeveloped area is an analysis consisting of approximately 24,896 acres that are undeveloped or underdeveloped. This analysis shows that approximately 2,456 more residential units could be built in this area through 10-acre lot subdivision or development of vacant lots not in existing subdivisions. The rural area does contain residentially rezoned and subdivided lands that are tracked separately in the rural area residential inventory section of this report (Table 9 – page 20). An increased trend of recorded residential subdivision plats on farms and other agricultural businesses, not previously in the rural housing calculation, have been moved into the rural area residential inventory section of this report by their subdivision name. Occupancy permits indicate that, within the rural area, 105 residential units were built in 2019.

Privately owned parcels 20 acres or larger were found to have the potential for 1,744 more housing units. There are also 712 undeveloped lots available that are less than 20 acres. The rural area currently contains 7,923 existing residential units. The rural area also contains 2.2 million non-residential square feet of gross floor area. This does not include any facilities or residential units located on Marine Corps Base Quantico whose 22,763 acres are included in the total land area. The Manassas National Battlefield Park and Prince William Forest Park are among some of the other large features in this area that continue to acquire rural lands, removing them as potential residential uses.

# Build-Out Analysis

## Component Areas Map

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



# Build-Out Analysis



## Inventory of Residential Units in the Development Area Remaining to be Built as of December 31, 2019

### Column descriptions:

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

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

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

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

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

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

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

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

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

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

Table 10

Case Name <sup>1</sup>	Case Number	Zone <sup>2</sup>	Type <sup>3</sup>	Approved <sup>4</sup>	Built <sup>5</sup>	Active	Remaining	District <sup>6</sup>
AVENDALE	PLN2006-00781	PMR	SF	295 ¶	268	Yes	27	BRENTSVILLE
BLUE RIDGE FARMS - BOCS	REZ1958-0000	A-1	SF	26 !	14		12	BRENTSVILLE
DEVLIN GROVE	PLN2014-00194	R-4	SF	4 ¶	0	Yes	4	BRENTSVILLE
HAYMARKET LANDING	PLN2006-00517	R-4C	SF	60 ¶	0	Yes	60	BRENTSVILLE
HUNTER AT HAYMARKET	PLN2010-00182	R-4	SF	25 ¶	0	Yes	25	BRENTSVILLE
JENNEL ESTATES	PLN2006-00893	PMR	SF	65 ¶	17		48	BRENTSVILLE
MADISON SQUARE	REZ2017-00019	PMD	SF	25 ¶	0	Yes	25	BRENTSVILLE
TURTLE POINT AT LAKE MANASSAS	PLN2014-00362	RPC	TH	70 ¶	38	Yes	32	BRENTSVILLE

# Build-Out Analysis

Case Name <sup>1</sup>	Case Number	Zone <sup>2</sup>	Type <sup>3</sup>	Approved <sup>4</sup>	Built <sup>5</sup>	Active	Remaining	District <sup>6</sup>	
UNIVERSITY OF VIRGINIA PROPERTY	PLN2003-00373	SR-1C	SF	150	1	0	Yes	150	BRENTSVILLE
UNIVERSITY VILLAGE PROFFER AMENDMENT	REZ2017-00018	PMD	MF	336	1	288	Yes	48	BRENTSVILLE
WOODBORNE PRESERVE	REZ2015-20003	SR-1	SF	56	1	0	Yes	56	BRENTSVILLE
YOUTH FOR TOMORROW	REZ1996-0035	R-4	SF	51	1	0		51	BRENTSVILLE
ABC 123 ACADEMY	PLN2006-00483	SR-1	SF	2	1	0		2	COLES
BREN MILL	REZ1987-0047	SR-1	SF	65	1	52	Yes	13	COLES
BYRNE & DE GASTYNE PROPERTIES	PLN2006-00160	R-4	SF	12	1	0		12	COLES
CARTER'S GROVE	REZ2016-00006	SR-1C	SF	33	1	0	Yes	33	COLES
CAYDEN RIDGE	PLN2014-00231	PMR	SF	149	1	90	Yes	59	COLES
CHARLES A. YOUNG	PLN2005-00223	SR-1	SF	3	1	1		2	COLES
CLASSIC RIDGE	PLN2003-00424	SR-1	SF	20	1	19	Yes	1	COLES
CLASSIC WOODS	PLN2001-00172	SR-5	SF	6	1	4		2	COLES
CORNWELL	REZ1988-0029	SR-1	SF	6	1	0	Yes	6	COLES
CRISP	REZ1998-0003	SR-1	SF	5	1	0		5	COLES
GRANT AVENUE ASSEMBLAGE	REZ2016-00003	PMR	SF	84	1	39	Yes	45	COLES
IMMANUEL ANGLICAN CHURCH	REZ2015-20001	SR-1	SF	2	1	1		1	COLES
LELAND ROAD REZONING	REZ2019-00029	R-4	SF	2		0	Yes	2	COLES
LIGHTHORSE LEE FARM	REZ1988-0079	SR-1	SF	2	1	1		1	COLES
MALEK ESTATES - BOCS	REZ1958-0000	A-1	SF	6	1	1	Yes	5	COLES
MALLARD'S OVERLOOK NORTH	PLN2014-00312	SR-1C	SF	29	1	0	Yes	29	COLES
NEW DOMINION SQUARE AMENDMENT	REZ2016-00002	PMR	TH	376	1	285	Yes	91	COLES
ORCHARD BRIDGE	REZ1985-0003	R-16	MF	772		338		434	COLES
PINEVIEW HILLS	REZ1991-0034	SR-1	SF	9	1	0		9	COLES
PLANTATION LANE (SUP)	SUP2018-00008	R-4	SF	1	1	0	Yes	1	COLES
PRICE EAGLE (Orchard Bridge)	REZ1986-0018	R-16	MF	20		0	Yes	20	COLES
RESERVE AT CANNON BRANCH	PLN2013-00372	R-4C	SF	26	1	0		26	COLES
RICHMOND STATION	PLN2014-00316	PMR	MF	54	1	0	Yes	54	COLES
RICHMOND STATION	PLN2014-00316	PMR	TH	104	1	0	Yes	104	COLES
ROSEBERRY II	REZ2015-20004	R-4	SF	7	1	0	Yes	7	COLES

# Build-Out Analysis

Case Name <sup>1</sup>	Case Number	Zone <sup>2</sup>	Type <sup>3</sup>	Approved <sup>4</sup>	Built <sup>5</sup>	Active	Remaining	District <sup>6</sup>
SPRIGGS WOOD	PLN2004-00238	R-4	SF	11	1		10	COLES
THE RESERVE AT LONG FOREST	PLN2014-00041	SR-1C	SF	65	0	Yes	65	COLES
TOKEN VALLEY PROPERTY	PLN2003-00109	SR-1	SF	4	0		4	COLES
VANDELINDE PROPERTY	PLN2006-00269	SR-1	SF	5	1		4	COLES
VICTORIA WOODS - BOCS	REZ1958-0000	A-1	SF	4	1		3	COLES
WELDEN	PLN2008-00064	SR-1C	SF	62	1		61	COLES
WILSON PROPERTY	PLN2006-00752	SR-1	SF	6	0		6	COLES
WILSONS CORNER	REZ2016-00001	R-4	SF	3	1		2	COLES
WOLF RUN RESIDENTIAL	PLN2012-00021	R-4	SF	11	0		11	COLES
BLACKBURN	PLN2014-00040	PMD	TH	78	30	Yes	48	GAINESVILLE
BLACKBURN	PLN2014-00040	PMR	SF	160	19	Yes	141	GAINESVILLE
BLACKBURN	PLN2014-00040	PMR	TH	177	86	Yes	91	GAINESVILLE
CARTER'S MILL	PLN2014-00190	PMR <sup>AR</sup>	SF	300	0	Yes	300	GAINESVILLE
CARTER'S MILL	PLN2014-00190	PMR <sup>AR</sup>	TH	190	0	Yes	190	GAINESVILLE
DOMINION VALLEY	PLN2005-00197	RPC	SF	72	62	Yes	10	GAINESVILLE
HAYMARKET CROSSING	REZ2015-20010	R-16	MF	216	143	Yes	73	GAINESVILLE
JOHN MARSHALL COMMONS	PLN2013-00115	V <sup>AR</sup>	TH	50	0	Yes	50	GAINESVILLE
JOHN MARSHALL COMMONS	PLN2013-00115	V	TH	94	0	Yes	94	GAINESVILLE
REGENCY AT CATHARPIN CREEK	PLN2013-00080	PMR <sup>AR</sup>	SF	208	138	Yes	70	GAINESVILLE
STOKES COMMONS	PLN2006-00765	R-16	TH	18	0		18	GAINESVILLE
VILLAGE PLACE	PLN2002-00139	PMD	MF <sup>M</sup>	167	0		167	GAINESVILLE
APOLLO ENTERPRISES, LLC	REZ2016-00018	R-6	TH	100	0	Yes	100	NEABSCO
AURORA	PLN2004-00332	R-4	SF	4	0	Yes	4	NEABSCO
DALE CITY (Brightwood Forest P3)	REZ1968-0001	RPC	TH	428	0	Yes	428	NEABSCO
DALE CITY (Brightwood Forest P5)	REZ1979-0022	RPC	TH	10	4	Yes	6	NEABSCO
DALE CITY (Darbydale Apts)	REZ1970-0026	R-16	MF	163	0		163	NEABSCO
DALE CITY (Darbydale Townhouses)	REZ1974-0017	R-6	TH	30	0		30	NEABSCO
DALE CITY (Princedale)	PLN2010-00379	RPC	MF	199	0		199	NEABSCO
HYLTON ENTERPRISES	REZ1988-0026	R-4	SF	82	63	Yes	19	NEABSCO

# Build-Out Analysis

Case Name <sup>1</sup>	Case Number	Zone <sup>2</sup>	Type <sup>3</sup>	Approved <sup>4</sup>	Built <sup>5</sup>	Active	Remaining	District <sup>6</sup>
WHISPERING DOVE ESTATES	PLN2004-00064	R-4	SF	7 !f	0		7	NEABSCO
CHRIST CHAPEL	REZ1991-0014	R-30 AR	MF	90 @	0		90	OCCOQUAN
GARCIA PROPERTY	PLN2001-00147	SR-1	SF	30 f	29	Yes	1	OCCOQUAN
HOADLY FALLS	PLN2014-00251	SR-1	SF	16 f	0		16	OCCOQUAN
HOADLY FALLS, PHASE II	PLN2013-00178	SR-1C	SF	15 f	0		15	OCCOQUAN
HORNBAKER - BOCS	REZ1995-0043	R-4	SF	19 !	15		4	OCCOQUAN
LAKELAND - BOCS	REZ1958-0000	A-1	SF	18 !	11		7	OCCOQUAN
MALVERN CHASE	PLN2002-00170	SR-1	SF	32 f	29		3	OCCOQUAN
MAY'S QUARTER AT REID'S PROSPECT	PLN2006-00898	PMR	SF	257 f	176	Yes	81	OCCOQUAN
MOORE PROPERTY	PLN2003-00431	SR-1	SF	18 f	0		18	OCCOQUAN
OCCOQUAN OAKS - BOCS	REZ1958-0000	A-1	SF	57 !	51		6	OCCOQUAN
OCCOQUAN VIEW COURT	REZ2019-00035	A-1	SF	5 !f	2	Yes	3	OCCOQUAN
REIDS PROSPECT	PLN2000-00041	PMD	TH	12 f	0		12	OCCOQUAN
RUNNING CREEK	PLN2001-00164	SR-1	SF	25 !f	17		8	OCCOQUAN
THE OAKS III	PLN2010-00457	SR-1	SF	1 f	0		1	OCCOQUAN
ANN WALL - BOCS	REZ1958-0000	R-4	SF	8 !	6		2	POTOMAC
BERRY BUHL BERRY VENTURES - BOCS	REZ1958-0000	R-4	SF	15 @	0		15	POTOMAC
BRADYS HILL	REZ2018-00016	PMR	MF	59 f	0	Yes	59	POTOMAC
BRIARWOOD OVERLOOK	PLN2011-00440	R-16	MF	73 f	0		73	POTOMAC
CARBOROUGH HEIGHTS - BOCS	REZ1958-0000	R-4	SF	38 !	24		14	POTOMAC
COPPER MILL ESTATES - BOCS	REZ1958-0000	R-4	SF	55 !	23	Yes	32	POTOMAC
EAGLES POINTE - BOCS	REZ1958-0000	R-4	SF	32 !	6	Yes	26	POTOMAC
EBY	REZ1966-0009	R-16	MF	25	0		25	POTOMAC
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR AR	MF	300 f	0		300	POTOMAC
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR AR	TH	400 f	0		400	POTOMAC
GRAHAM PARK - BOCS	REZ1958-0000	R-4	SF	108 !	104		4	POTOMAC
HAWKINS	REZ1958-0073	R-4	SF	30	21		9	POTOMAC
HYLTON	REZ1971-0034	R-4	SF	6 @	0		6	POTOMAC
J F FLICK - BOCS	REZ1958-0000	R-4	SF	30 !	17		13	POTOMAC

# Build-Out Analysis

Case Name <sup>1</sup>	Case Number	Zone <sup>2</sup>	Type <sup>3</sup>	Approved <sup>4</sup>	Built <sup>5</sup>	Active	Remaining	District <sup>6</sup>
JOSE L. PENA PROPERTY	PLN2007-00678	R-4	SF	2	1		1	POTOMAC
MALLARD'S OVERLOOK SOUTH	PLN2014-00374	SR-1C	SF	65	53	Yes	12	POTOMAC
MARTIN LONAS (Potomac Highlands)	REZ1967-0032	R-16	TH <sup>M</sup>	250	169		81	POTOMAC
METTS ADDITION - BOCS	REZ1958-0000	R-4	SF	7	4		3	POTOMAC
MIA'S MEADOW	REZ2016-00015	PMR	SF	46	0	Yes	46	POTOMAC
POTOMAC SHORES	PLN2014-00399	PMD, PMR	MF <sup>M</sup>	110	0	Yes	110	POTOMAC
POTOMAC SHORES	PLN2014-00399	PMD, PMR	SF <sup>M</sup>	1,329	692	Yes	637	POTOMAC
POTOMAC SHORES	PLN2014-00399	PMD, PMR	TH <sup>M</sup>	1,329	306	Yes	1,023	POTOMAC
POTOMAC SHORES TOWN CENTER (SUP)	SUP2019-00008	PMD	MF	1,154	0	Yes	1,154	POTOMAC
POWELLS CREEK OVERLOOK	REZ1990-0041	R-4	SF	51	16	Yes	35	POTOMAC
QUANTICO HILLS OVERLOOK - BOCS	REZ1998-0034	R-4	SF	26	8	Yes	18	POTOMAC
REPUBLIC (Eagles Point)	PLN2001-00175	R-4	SF	140	87	Yes	53	POTOMAC
SADDLEBROOK RUN - BOCS	REZ1998-0034	R-4	SF	18	8	Yes	10	POTOMAC
BAYSIDE PARK - BOCS	REZ1958-0000	R-4	SF	29	25		4	WOODBIDGE
BELMONT CENTER (Aspire at Belmont)	REZ1999-0022	PMD <sup>AR</sup>	MF	124	0	Yes	124	WOODBIDGE
BELMONT CENTER (Beacon Park remainder - AR)	REZ1999-0022	PMD <sup>AR</sup>	TH	22	0		22	WOODBIDGE
BELMONT CENTER (Beacon Park remainder)	REZ1999-0022	PMD	TH	60	0		60	WOODBIDGE
BELMONT CENTER (Beacon Park Towns - AR)	REZ1999-0022	PMD <sup>AR</sup>	TH	67	0	Yes	67	WOODBIDGE
BELMONT CENTER (Beacon Park Towns)	REZ1999-0022	PMD	TH	30	0	Yes	30	WOODBIDGE
DAWSON PROPERTY	PLN2004-00390	R-6	SF	11	0		11	WOODBIDGE
PAHLAVINA PROPERTY - BOCS	REZ1958-0000	R-4	SF	2	1		1	WOODBIDGE
POTOMAC HOSPITAL	REZ1986-0066	R-30 <sup>AR</sup>	MF	410	0		410	WOODBIDGE
POTOMAC TOWN CENTER PMD	REZ2017-00002	PMD	MF	192	0		192	WOODBIDGE
POTOMAC VIEW 2 - BOCS	REZ1958-0000	R-4	SF	4	0		4	WOODBIDGE
RAY'S REGARDE	REZ2016-00022	PMR	MF	150	0	Yes	150	WOODBIDGE
RAY'S REGARDE	REZ2016-00022	PMR	TH	175	0	Yes	175	WOODBIDGE
RIPPON CENTER	PLN2009-00022	PMR	MF	550	0	Yes	550	WOODBIDGE
RIPPON LANDING (Freestone Point West)	REZ1986-0026	RPC	MF	110	0		110	WOODBIDGE
RIVERGATE PROFFER AMENDMENT	PLN2013-00009	PMR	MF	720	410	Yes	310	WOODBIDGE

# Residential Inventory

Case Name <sup>1</sup>	Case Number	Zone <sup>2</sup>	Type <sup>3</sup>	Approved <sup>4</sup>	Built <sup>5</sup>	Active	Remaining	District <sup>6</sup>
SAINT MARGARET'S CHURCH	PLN2006-00439	PMR	MF	148 ¶	0		148	WOODBIDGE
TYRELL	REZ1970-0032	R-4	SF	10	0		10	WOODBIDGE
VENTURA	PLN2003-00412	R-4	SF	2 ¶	0		2	WOODBIDGE
WOODBIDGE CLAY AND BELL	REZ1958-0100	R-16	MF	179 !@	0	Yes	179	WOODBIDGE

**total <sup>7</sup> 10,861**  
 active cases total <sup>8</sup> **7,471**

Notes:

1. Case Names ending in "- **BOCS**" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision or owner name is the Case Name.
2. Zoning Districts marked with "AR" contain Age-Restricted housing.
3. Unit types marked with an "M" indicate that the mix of units has been estimated as the proffers allow the developer flexibility of unit type.
4. Unless otherwise noted, approved units are based on recorded proffers. Cases marked with a "¶" have monetary proffers. Cases marked with an @ are not proffered and the approved number of units is a theoretical yield considering allowed lot size and buildable area. Approved units marked with an exclamation point (!) indicates the actual number of approved units have been reduced to match the subdivision plat or remaining area and no longer gives the entire rezoning quantity.
5. Built units are based on 12/31/2019 GIS Premise Address database using occupancy permits issued.
6. Cases marked with an asterisk (\*) overlap into an adjoining District. The District name indicated contained more of the project area in these instances.
7. This total represents the total of the residential inventory in the development area and does not include units in the rural area.
8. This total represents the total number of units that are potentially going to be completed in the near future as these cases are actively being developed.





## Inventory of Units in the Rural Area Residential Rezoning Remaining to be Built as of December 31, 2019

### Column descriptions:

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

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

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

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

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

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

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

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

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

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

Table 11

Case Name <sup>3</sup>	Case Number	Zone	Type	Approved <sup>1</sup>	Built <sup>2</sup>	Active	Remaining	District
ANDREWS CROSSING S2 - BOCS	REZ1958-0000	A-1	SF	7 !	3		4	BRENTSVILLE
BEL WOOD FARM - BOCS	REZ1958-0000	A-1	SF	17 !	6		11	BRENTSVILLE
BELMONT FARMS - BOCS	REZ1958-0000	A-1	SF	10 !	7	Yes	3	BRENTSVILLE
BRISTOW RIDGE - BOCS	REZ1958-0000	A-1	SF	19 !	17	Yes	2	BRENTSVILLE
BUCKLAND LAKE - BOCS	REZ1958-0000	A-1	SF	5 !	0	Yes	5	BRENTSVILLE
BUCKLAND WOODS - BOCS	REZ1958-0000	A-1	SF	8 !	0	Yes	8	BRENTSVILLE
CARPALIN ACRES - BOCS	REZ1958-0000	A-1	SF	5 !	1		4	BRENTSVILLE
CARRIAGE FORD - BOCS	REZ1958-0000	A-1	SF	25 !	12	Yes	13	BRENTSVILLE

# Residential Inventory

Case Name <sup>3</sup>	Case Number	Zone	Type	Approved <sup>1</sup>	Built <sup>2</sup>	Active	Remaining	District
CATON FARM - BOCS	REZ1958-0000	A-1	SF	5 !	1		4	BRENTSVILLE
CHARLENE PHILLIPS - BOCS	REZ1958-0000	A-1	SF	5 !	1	Yes	4	BRENTSVILLE
COMPTON ESTATES - BOCS	REZ1958-0000	A-1	SF	18 !	0		18	BRENTSVILLE
DI FILIPPO PARK - BOCS	REZ1958-0000	A-1	SF	17 !	7		10	BRENTSVILLE
EFFINGHAM FARM - BOCS	REZ1958-0000	A-1	SF	48 !	28		20	BRENTSVILLE
FLEETWOOD AT SLATE RUN - BOCS	REZ1958-0000	A-1	SF	10 !	0	Yes	10	BRENTSVILLE
FLICKINGER AND HOKE - BOCS	REZ1958-0000	A-1	SF	4 !	1	Yes	3	BRENTSVILLE
GAINESVILLE 96 - BOCS	REZ1958-0000	A-1	SF	9 !	5		4	BRENTSVILLE
GOLDEN GWYNN ESTATES - BOCS	REZ1958-0000	A-1	SF	14 !	4	Yes	10	BRENTSVILLE
HAZELWOOD - BOCS	REZ1958-0000	A-1	SF	36 !	0		36	BRENTSVILLE
JAMES T ANDERSON - BOCS	REZ1958-0000	A-1	SF	5 !	0		5	BRENTSVILLE
JONES PROPERTY - BOCS	REZ1958-0000	A-1	SF	7 !	4		3	BRENTSVILLE
KELLY GREEN ESTATES - BOCS	REZ1958-0000	A-1	SF	17 !	12	Yes	5	BRENTSVILLE
LAKEVIEW FOREST - BOCS	REZ1958-0000	A-1	SF	7 !	0		7	BRENTSVILLE
LEAR - BOCS	REZ1958-0000	A-1	SF	2 !	0		2	BRENTSVILLE
MACKENZIE MEADOWS - BOCS	REZ1958-0000	A-1	SF	18 !	12	Yes	6	BRENTSVILLE
MASSADALE - BOCS	REZ1958-0000	A-1	SF	15 !	7	Yes	8	BRENTSVILLE
MEADOWVIEW FARM - BOCS	REZ1958-0000	A-1	SF	12 !	8		4	BRENTSVILLE
OLD CHURCH ESTATES - BOCS	REZ1958-0000	A-1	SF	16 !	8		8	BRENTSVILLE
PARKGATE ESTATES - BOCS	REZ1958-0000	A-1	SF	8 !	5		3	BRENTSVILLE
PILGRIMS REST ESTATES - BOCS	REZ1958-0000	A-1	SF	4 !	0		4	BRENTSVILLE
PUCKETT - BOCS	REZ1958-0000	A-1	SF	4 !	2		2	BRENTSVILLE
SHIM FAMILY SUBDIVISION - BOCS	REZ1958-0000	A-1	SF	4 !	2		2	BRENTSVILLE
SLATE RUN RESERVE - BOCS	REZ1958-0000	A-1	SF	12 !	9	Yes	3	BRENTSVILLE
SUNSHINE VISTA - BOCS	REZ1958-0000	A-1	SF	15 !	12	Yes	3	BRENTSVILLE
VANDERWOUDE FAMILY SUB - BOCS	REZ1958-0000	A-1	SF	11 !	4	Yes	7	BRENTSVILLE
WILLIAM MUIRHEAD - BOCS	REZ1958-0000	A-1	SF	3 !	1	Yes	2	BRENTSVILLE
WILLINGHAM - BOCS	REZ1958-0000	A-1	SF	4 !	0		4	BRENTSVILLE
WINDY MEADOWS - BOCS	REZ1958-0000	A-1	SF	15 !	11	Yes	4	BRENTSVILLE
WINKLER - BOCS	REZ1958-0000	A-1	SF	4 !	0		4	BRENTSVILLE
WINTERFELL ESTATES - BOCS	REZ1958-0000	A-1	SF	4 !	0	Yes	4	BRENTSVILLE
WOODLAWN FARMS - BOCS	REZ1958-0000	A-1	SF	37 !	29		8	BRENTSVILLE
BELL - BOCS (Lake Jackson)	REZ1958-0000	A-1	SF	92 @	76		16	COLES

# Residential Inventory

Case Name <sup>3</sup>	Case Number	Zone	Type	Approved <sup>1</sup>	Built <sup>2</sup>	Active	Remaining	District
BRADLEY FOREST - BOCS	REZ1958-0000	R-4	SF	180 !	167		13	COLES
BRISTOW WOODLAND ESTATES - BOCS	REZ1958-0000	A-1	SF	8 !	5	Yes	3	COLES
BRISTOW WOODS	REZ1989-0090	SR-5	SF	16 ¶	0		16	COLES
BROWN AND HOOFF - BOCS (Lake Jackson)	REZ1958-0000	A-1	SF	156 @	116		40	COLES
BYRNE - BOCS	REZ1958-0000	A-1, R-4	SF	6 !	1		5	COLES
CEDAR CREEK FARMS S2 - BOCS	REZ1958-0000	A-1	SF	16 !	11		5	COLES
COMPTON	REZ1983-0002	SR-1	SF	6 !	4		2	COLES
COMPTON	REZ1983-0002	SR-5	SF	13 !	11		2	COLES
DOVES LANDING - BOCS	REZ1958-0000	A-1	SF	7 !	0		7	COLES
FRENCH HILLS ESTATES - BOCS	REZ1958-0000	A-1	SF	7 !	1		6	COLES
JANET L DAWSON - BOCS	REZ1958-0000	A-1	SF	12 !	8	Yes	4	COLES
JANLAND CO PROPERTY - BOCS	REZ1958-0000	A-1	SF	10 !	7		3	COLES
JONES - BOCS	REZ1958-0000	R-4	SF	43 @	11		32	COLES
LAKE VIEW TRACT - BOCS	REZ1958-0000	A-1	SF	18 !	0		18	COLES
LIBERTY OAKS - BOCS	REZ1958-0000	A-1	SF	37 !	25	Yes	12	COLES
LION TRACT LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	40 @	31		9	COLES
LUEKING ESTATES - BOCS	REZ1958-0000	A-1	SF	5 !	2		3	COLES
MAGRATH LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	106 @	72		34	COLES
MOOR GREEN ESTATES - BOCS	REZ1958-0000	A-1	SF	65 !	46	Yes	19	COLES
OAKS JOHNSON LAKE JACKSON HILLS - BOCS	REZ1958-0000	A-1	SF	76 @	43		33	COLES
OAKS JOHNSON LAKE JACKSON HILLS - BOCS	REZ1958-0000	R-4	SF	71 @	31		40	COLES
PROUT - BOCS (Lake Jackson)	REZ1958-0000	A-1	SF	23 @	16		7	COLES
RAHIMI DIVISION - BOCS	REZ1958-0000	A-1	SF	4 !	0	Yes	4	COLES
UPPER LAKE JACKSON - BOCS	REZ1958-0000	A-1	SF	31 !	0		31	COLES
ALAVI FOUNDATION - BOCS	REZ1958-0000	A-1	SF	13 !	0		13	GAINESVILLE
BULL RUN DEV CORP - BOCS	REZ1958-0000	A-1	SF	23 !	12		11	GAINESVILLE
BULL RUN MOUNTAIN ESTATES RESUB S4 - BOCS	REZ1958-0000	A-1	SF	5 !	3		2	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S1 - BOCS	REZ1958-0000	A-1	SF	46 !	32		14	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S10 - BOCS	REZ1958-0000	A-1	SF	79 !	15		64	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S11 - BOCS	REZ1958-0000	A-1	SF	49 !	42		7	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S12 - BOCS	REZ1958-0000	A-1	SF	17 !	4		13	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S14 - BOCS	REZ1958-0000	A-1	SF	10 !	4		6	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S15 - BOCS	REZ1958-0000	A-1	SF	107 !	49		58	GAINESVILLE

# Residential Inventory

Case Name <sup>3</sup>	Case Number	Zone	Type	Approved <sup>1</sup>	Built <sup>2</sup>	Active	Remaining	District
BULL RUN MOUNTAIN ESTATES S16 - BOCS	REZ1958-0000	A-1	SF	55 !	9		46	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S17 - BOCS	REZ1958-0000	A-1	SF	79 !	17		62	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S3 - BOCS	REZ1958-0000	A-1	SF	86 !	52		34	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S4 - BOCS	REZ1958-0000	A-1	SF	102 !	78		24	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S5 - BOCS	REZ1958-0000	A-1	SF	69 !	30		39	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S6 - BOCS	REZ1958-0000	A-1	SF	88 !	53		35	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S7 - BOCS	REZ1958-0000	A-1	SF	58 !	28		30	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S8 - BOCS	REZ1958-0000	A-1	SF	51 !	44		7	GAINESVILLE
BULL RUN MOUNTAIN ESTATES S9 - BOCS	REZ1958-0000	A-1	SF	36 !	10		26	GAINESVILLE
CHIMNEYS	REZ1989-0070	A-1, SR-5	SF	11 !	5		6	GAINESVILLE
CHRYSANTHEMUM FARM - BOCS	REZ1958-0000	A-1	SF	3 !	0		3	GAINESVILLE
DOMINION RESERVE - BOCS	REZ1958-0000	A-1	SF	11 !	8		3	GAINESVILLE
FOREST HILLS OF VIRGINIA - BOCS	REZ1958-0000	A-1	SF	18 !	13		5	GAINESVILLE
GEISEL	REZ1984-0048	SR-1	SF	1	0		1	GAINESVILLE
GEISEL	REZ1984-0048	SR-5	SF	2	0		2	GAINESVILLE
GEORGE W LANSDOWNE ESTATE - BOCS	REZ1958-0000	A-1	SF	11 !	2		9	GAINESVILLE
HADDONFIELD - BOCS	REZ1958-0000	A-1	SF	13 !	7	Yes	6	GAINESVILLE
HAUSLER FAMILY - BOCS	REZ1958-0000	A-1	SF	6 !	3	Yes	3	GAINESVILLE
LAURA LANSDOWNE - BOCS	REZ1958-0000	A-1	SF	14 !	1		13	GAINESVILLE
LAWNVALE ESTATES S1 - BOCS	REZ1958-0000	A-1	SF	31 !	28		3	GAINESVILLE
LELANDS POND - BOCS	REZ1958-0000	A-1	SF	3 !	1		2	GAINESVILLE
MAGNOLIA MEADOWS - BOCS	REZ1958-0000	A-1	SF	10 !	1	Yes	9	GAINESVILLE
MOUNTAIN FARM - BOCS	REZ1958-0000	A-1	SF	115 !	71	Yes	44	GAINESVILLE
NORTHWOOD ESTATES S2 - BOCS	REZ1958-0000	A-1	SF	41 !	31	Yes	10	GAINESVILLE
POTTER FAMILY SUBDIVISION - BOCS	REZ1958-0000	A-1	SF	10 !	2	Yes	8	GAINESVILLE
ROSE HILL ESTATES - BOCS	REZ1958-0000	A-1	SF	21 !	18		3	GAINESVILLE
STONEWALL FARMS - BOCS	REZ1958-0000	A-1	SF	12 !	9		3	GAINESVILLE
SUDLEY MOUNTAIN - BOCS	REZ1958-0000	A-1	SF	41 !	32		9	GAINESVILLE
THE HILLS AT WATERFALL - BOCS	REZ1958-0000	A-1	SF	4 !	1		3	GAINESVILLE
THE PROPERTY OF VCE - BOCS	REZ1958-0000	A-1	SF	7 !	2		5	GAINESVILLE
THE RESERVE AT FALLEN OAKS - BOCS	REZ1958-0000	A-1	SF	22 !	2	Yes	20	GAINESVILLE
THE WOODS AT EVERGREEN - BOCS	REZ1958-0000	A-1	SF	4 !	2	Yes	2	GAINESVILLE
THUNDER OAK - BOCS	REZ1958-0000	A-1	SF	42 !	34	Yes	8	GAINESVILLE

# Residential Inventory

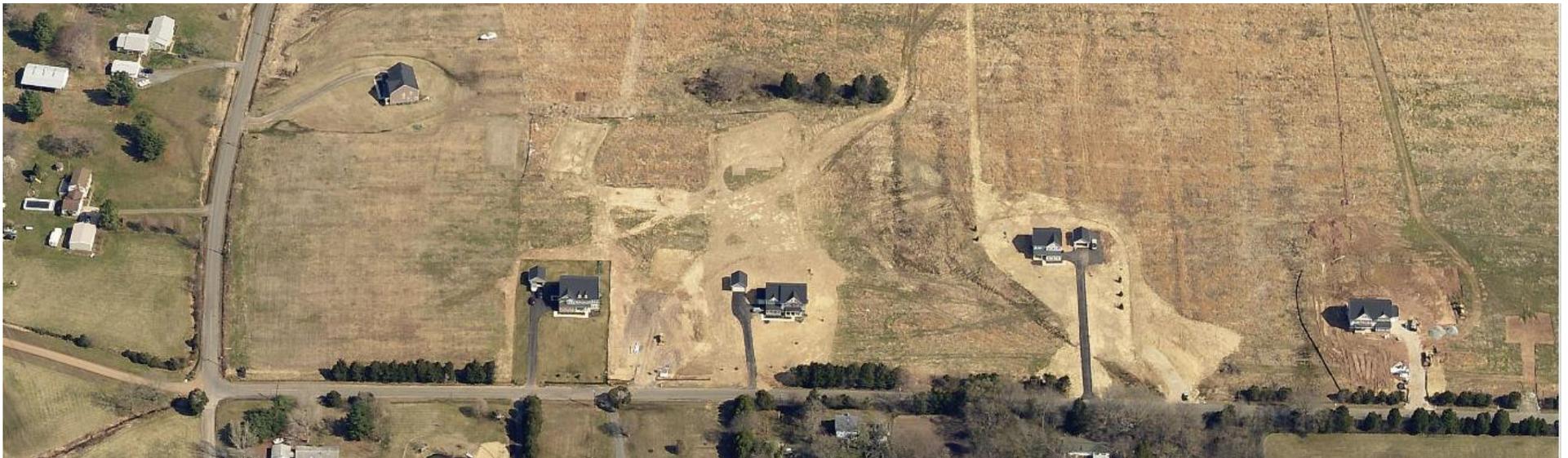
Case Name <sup>3</sup>	Case Number	Zone	Type	Approved <sup>1</sup>	Built <sup>2</sup>	Active	Remaining	District
TRAPPERS RIDGE - BOCS	REZ1958-0000	A-1	SF	15 !	6		9	GAINESVILLE
WATERFALL FARM - BOCS	REZ1958-0000	A-1	SF	10 !	7		3	GAINESVILLE
WELDON ESTATES - BOCS	REZ1958-0000	A-1	SF	2 !	0		2	GAINESVILLE
SADIE COLES SUBDIVISION - BOCS	REZ1958-0000	A-1	SF	18 !	6		12	POTOMAC

**total <sup>4</sup> 1,328**

active case units <sup>5</sup> **252**

**Notes:**

1. Unless otherwise noted, approved units are based on recorded proffers. Cases marked with a "¶" have monetary proffers. Cases marked with an @ are not proffered and the approved number of units is a theoretical yield considering allowed lot size and buildable area. Approved units marked with an exclamation point (!) indicate the actual number of approved units has been determined by a subdivision plat, or remaining area, and may no longer give the entire rezoning or subdivision quantity.
2. Built units are based on 12/31/2019 GIS Premise Address database using occupancy permits issued.
3. Case Names ending in "- BOCS" are from the original 1958 Board of County Supervisors rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision name is the Case Name.
4. This total represents the total units yet to be built in this report.
5. This total represents the number of units that will potentially be completed in the near future, as these cases are actively being developed.



# Residential Inventory



## Rezoning Approved by the Board of County Supervisors that Created Additional Residential Units in 2019

Table 12

1/1/2019 through 12/31/2019

Case Number	Case Name	Acreage	Single Family Units	Townhouse Units	Multi-Family Units	Unit Total	Approval Date	District
REZ2015-20003	WOODBORNE PRESERVE	139.95	56	0	0	56	2/12/2019	BRENTSVILLE
REZ2018-00016	BRADYS HILL	3.81	0	0	59	59	2/12/2019	POTOMAC
REZ2016-00022	RAY'S REGARDER	55.57	0	175	150	325	3/19/2019	WOODBIDGE
PLN2014-00041	THE RESERVE AT LONG FOREST	131.89	65	0	0	65	9/17/2019	COLES
REZ2019-00035	OCCOQUAN VIEW COURT	21.40	5	0	0	5	10/8/2019	OCCOQUAN
REZ2019-00029	LELAND ROAD REZONING	1.72	2	0	0	2	11/19/2019	COLES
<b>Total Acres</b>		<b>354.34</b>	<b>128</b>	<b>175</b>	<b>209</b>	<b>512 Total Units</b>		

### Column descriptions:

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

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

**Acreage** - This column indicates the amount of rezoned land area in acres.

**Single Family Units** - This column indicates the approved quantity of detached single-family dwelling units.

**Townhouse Units** - This column indicates the approved quantity of attached single-family dwelling units.

**Multi-Family Units** - This column indicates the approved quantity of attached multi-family dwelling units.

**Unit Total** - This column indicates the sum of dwelling units in the three categories.

**Approval Date** - This column represents the date the rezoning was approved by the Board of County Supervisors.





## Inventory of Non-Residential Rezoning Remaining to be Built as of December 31, 2019

### Column descriptions:

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

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

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

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

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

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

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

Table 13

Case Name <sup>1</sup>	Case Number	Zone	Remaining Acreage <sup>2</sup>	Remaining Square Feet <sup>3</sup>	District <sup>4</sup>
3DF ASSOCIATES	PLN2005-00299	M-2	6.34	141,190	BRENTSVILLE
8534 WELLINGTON ROAD REZONING	REZ2018-00004	O(M)	1.79	45,614	BRENTSVILLE
AIRPORT COMMERCE CENTER	REZ1985-0045	B-1	2.99	19,562	BRENTSVILLE
ALBRITE INDUSTRIAL ROAD	REZ2018-00020	M/T	4.07	39,890	BRENTSVILLE
ALLIANCE MOVING	REZ1988-0075	M-2	3.08	29,000	BRENTSVILLE
ARC-BOCS	REZ1958-0021	M-1	416.37	3,400,789	BRENTSVILLE
AURA DEVELOPMENT	REZ2017-00023	M-2	261.71	2,502,270	BRENTSVILLE
BARRETT	REZ1958-0074	M-1	7.82	94,222	BRENTSVILLE
BARRETT'S CROSSING	PLN2001-00167	M-2	7.52	100,000	BRENTSVILLE
BEYER AUTOMOTIVE	PLN2001-00277	B-1	4.44	29,030	BRENTSVILLE
BROAD RUN LOT	PLN2011-00257	M/T	3.00	29,403	BRENTSVILLE

# Non-Residential Inventory

Case Name <sup>1</sup>	Case Number	Zone	Remaining Acreage <sup>2</sup>	Remaining Square Feet <sup>3</sup>	District <sup>4</sup>
BROADVIEW CENTER	REZ1989-0039	M-2	50.19	409,927	BRENTSVILLE
BUCKEYE TIMBER PROPERTIES	PLN2008-00600	M-2	23.00	253,000	BRENTSVILLE
CABELA'S REZONING	REZ2015-20005	B-1	1.91	10,000	BRENTSVILLE
CARNOCH WAY - BRAEMAR	REZ2016-00008	RPC	2.87	18,753	BRENTSVILLE
CASEY'S CORNER	PLN2014-00095	B-1	2.41	15,747	BRENTSVILLE
COHN BERNSTEIN	REZ1971-0001	M-2	107.12	874,903	BRENTSVILLE
CONTRACTORS COURT	PLN2013-00113	M/T	6.78	66,476	BRENTSVILLE
DC PADDOCK PRA	REZ2018-00019	M/T	1.85	2,500	BRENTSVILLE
DULLES AREA MUSLIM SOCIETY	PLN2014-00313	A-1	14.92	22,400	BRENTSVILLE
DWOSKIN	REZ1985-0048	M/T	26.15	256,292	BRENTSVILLE
DWOSKIN	REZ1971-0029	M-2	13.81	112,793	BRENTSVILLE
EARL'S AUTOBODY	PLN2007-00299	M-1	3.44	49,400	BRENTSVILLE
ECO-NIZE OFFICE	REZ2016-00020	O(L)	1.04	10,442	BRENTSVILLE
ELI LILLY	PLN2002-00343	PBD	19.29	189,055	BRENTSVILLE
ELI LILLY AT INNOVATION	PLN2007-00749	PBD	117.10	1,147,720	BRENTSVILLE
FLANNERY COURT - BOCS	REZ1979-0039	M-2	3.00	24,535	BRENTSVILLE
GAINESVILLE CENTER	REZ1994-0016	B-1	13.67	89,324	BRENTSVILLE
GAINESVILLE DEVELOPMENT	REZ1968-0026	B-1	1.00	6,534	BRENTSVILLE
GARDNER	REZ1965-0052	B-1	26.50	173,151	BRENTSVILLE
GASKINS	REZ1979-0042	M-2	6.40	52,262	BRENTSVILLE
GOUGH	REZ1958-0004	B-1	2.63	17,156	BRENTSVILLE
HARPER'S STATION (SUP)	SUP2019-00006	B-1	8.62	260,000	BRENTSVILLE
HORNBAKER INDUSTRIAL PARK	PLN2001-00313	M-1	8.06	65,830	BRENTSVILLE
HORNBAKER INDUSTRIAL PARK-PHASE 3	PLN2008-00354	M/T	10.07	98,696	BRENTSVILLE
HUNTER AT HAYMARKET	PLN2010-00182	O(M)	35.01	343,146	BRENTSVILLE
HUNTER PROPERTY	PLN2010-00309	M-1	4.70	38,387	BRENTSVILLE
HUNTER PROPERTY (13th HS PFR)	PFR2017-00017	M-1	83.52	348,000	BRENTSVILLE
HURST	REZ1965-0009	M-1	23.38	152,765	BRENTSVILLE
IBM	REZ1980-0030	M-2	33.16	270,834	BRENTSVILLE
INDEPENDENCE	REZ1996-0029	M-2	48.85	398,955	BRENTSVILLE

# Non-Residential Inventory

Case Name <sup>1</sup>	Case Number	Zone	Remaining Acreage <sup>2</sup>	Remaining Square Feet <sup>3</sup>	District <sup>4</sup>
INDEPENDENCE REALTY	PLN2011-00404	M/T	5.31	52,052	BRENTSVILLE
INDUSTRIAL COMPLEX - BOCS	REZ1979-0039	M-2	76.06	621,220	BRENTSVILLE
INNOVATION AT PW	PLN2007-00535	PBD	191.38	1,875,715	BRENTSVILLE
INNOVATION EXECUTIVE CENTER	PLN2007-00522	M-2	1.82	14,872	BRENTSVILLE
JAMES MADISON BUSINESS PARK	PLN2010-00045	B-1	3.37	22,020	BRENTSVILLE
LACY	REZ1958-0034	M-1	13.72	112,051	BRENTSVILLE
LAKE VIEW PROFESSIONAL CENTER	PLN2010-00193	O(M)	10.02	129,500	BRENTSVILLE
LDS - GLENKIRK ROAD PROPERTY (SUP)	SUP2019-00028	R-2	0.12	1,800	BRENTSVILLE
LEWIS	REZ1969-0034	M-1	6.16	50,295	BRENTSVILLE
LIFETIME FITNESS AT VA GATEWAY	REZ2016-00019	B-1	4.47	29,207	BRENTSVILLE
MADISON SQUARE	REZ2017-00019	PMD	18.24	170,000	BRENTSVILLE
MANASSAS ASSOCIATES I	REZ1974-0037	B-1	14.35	93,746	BRENTSVILLE
MANASSAS BUSINESS PARK	PLN2006-00498	PBD	155.84	573,000	BRENTSVILLE
MATRIX	PLN2001-00348	M-1	3.98	32,507	BRENTSVILLE
MAUCK	REZ1982-0001	M-2	8.73	71,302	BRENTSVILLE
MCDONALDS	REZ1991-0017	B-1	1.56	10,193	BRENTSVILLE
MECKLER	REZ1969-0022	B-1	4.17	27,275	BRENTSVILLE
MONTEREY CHURCH (SUP)	SUP2019-00018	A-1	16.70	30,000	BRENTSVILLE
MOORE	REZ1970-0015	M-1	17.92	146,362	BRENTSVILLE
N AND E COMPANY	REZ1971-0042	M-1	32.86	268,384	BRENTSVILLE *
NEW BRISTOW OFFICE CENTER	PLN2005-00014	O(L)	1.37	8,958	BRENTSVILLE
NEW BRISTOW VILLAGE	PLN2001-00157	PMR	13.66	163,156	BRENTSVILLE
PLANTATION INVESTMENT	REZ1974-0036	M-2	9.67	78,979	BRENTSVILLE
POMEROY - BOCS	REZ1979-0039	M-2	9.91	80,953	BRENTSVILLE
PRA RELEASE, HORNBAKER RD	REZ2019-00032	PBD	35.62	1,163,705	BRENTSVILLE
PRINCE WILLIAM ELECTRIC COOPERATIVE	REZ1958-0060	B-1	15.93	104,087	BRENTSVILLE
PROGRESS BUSINESS CENTER	REZ1994-0004	M-1	5.31	43,336	BRENTSVILLE
RANDOLPH RIDGE - BOCS	REZ1979-0039	M-2	4.47	36,513	BRENTSVILLE
RANDOLPH RIDGE - EGG LTD PARTNERSHIP	REZ2016-00005	M-1	6.65	142,877	BRENTSVILLE
RANDOLPH RIDGE LANE - CFP (SUP)	SUP2017-00048	M-1	6.13	48,000	BRENTSVILLE

# Non-Residential Inventory

Case Name <sup>1</sup>	Case Number	Zone	Remaining Acreage <sup>2</sup>	Remaining Square Feet <sup>3</sup>	District <sup>4</sup>
RANDOLPH RIDGE, LLC	PLN2011-00325	M/T	2.18	29,504	BRENTSVILLE
RECTOR	REZ1976-0002	B-1	9.64	62,993	BRENTSVILLE
RECTOR SEELEY	REZ1966-0047	M-1	28.04	229,017	BRENTSVILLE
REDSTONE INDUSTRIAL PARK	PLN2008-00253	M-1	47.68	389,426	BRENTSVILLE
RINALDI	REZ1987-0035	M-1	2.32	18,949	BRENTSVILLE
ROBERT TRENT JONES (LIDL)	REZ1996-0004	RPC	5.33	34,817	BRENTSVILLE
RPT INDUSTRIAL PARK	REZ1989-0056	M-1	6.33	51,689	BRENTSVILLE
SARAH CENTER	PLN2008-00280	M-2	1.78	21,600	BRENTSVILLE
SAVILLE	REZ1967-0017	M-1	4.79	39,118	BRENTSVILLE
SOMERWOOD	PLN2002-00026	O(L)	3.43	22,442	BRENTSVILLE
STADLER PROPERTY	PLN2011-00007	B-1	3.14	20,536	BRENTSVILLE
STOKES	REZ1987-0089	PBD	26.01	254,965	BRENTSVILLE *
STONECREST	REZ1989-0038	B-1	5.32	34,778	BRENTSVILLE
STRINGER	PLN2001-00174	B-1	1.38	9,017	BRENTSVILLE
SUBMISSION MINISTRIES & FELLOWSHIP (SUP)	SUP2017-00028	A-1	2.40	11,400	BRENTSVILLE
SUPERIOR PROPERTIES - BOCS	REZ1958-0021	M-1	28.89	235,988	BRENTSVILLE
THE SHOPPES AT LAKE MANASSAS	PLN2008-00324	RPC	6.08	59,590	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	M-2	7.24	60,000	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	PMD	27.59	173,300	BRENTSVILLE
USTA AT INNOVATION	REZ2017-00016	PBD	46.01	307,000	BRENTSVILLE
VICTORY'S CROSSING CHURCH (SUP)	PLN2012-00366	A-1	17.64	40,000	BRENTSVILLE
VIRGINIA CRANE RENTAL, INC.	PLN2012-00153	M-1	8.63	70,486	BRENTSVILLE
VIRGINIA GATEWAY (PROMENADE ADD)	PLN2012-00174	B-1	1.24	3,528	BRENTSVILLE
VIRGINIA GATEWAY PROMENADE HOTEL	PLN2014-00198	B-1	0.54	84,500	BRENTSVILLE
VIRGINIA MEADOWS	REZ1986-0004	M-2	19.15	156,396	BRENTSVILLE
WELLINGFORD INDUSTRIAL PARK	PLN2004-00180	M-1	5.62	45,942	BRENTSVILLE
WELLINGFORD INDUSTRIAL PARK	REZ1984-0053	M-1	2.50	20,427	BRENTSVILLE
WELLINGTON EQUITIES	REZ1985-0057	M-2	3.06	25,003	BRENTSVILLE
WELLINGTON GLEN	PLN2004-00105	O(F)	14.66	148,500	BRENTSVILLE
WELLINGTON GLEN	PLN2012-00105	PMD	96.60	1,004,751	BRENTSVILLE

# Non-Residential Inventory

Case Name <sup>1</sup>	Case Number	Zone	Remaining Acreage <sup>2</sup>	Remaining Square Feet <sup>3</sup>	District <sup>4</sup>
WELLINGTON GLEN	PLN2004-00105	PMD	21.77	278,000	BRENTSVILLE
WELLINGTON PARK	REZ2019-00008	M-1	10.77	200,000	BRENTSVILLE
WELLINGTON SQUARE	REZ1988-0025	B-1	2.26	19,900	BRENTSVILLE
WORSHAM	REZ1979-0021	M-2	20.20	165,011	BRENTSVILLE
YOUTH FOR TOMORROW	REZ2019-00034	PBD	181.48	1,323,352	BRENTSVILLE
YOUTH FOR TOMORROW/STADLER PROP	PLN2015-00096	B-1	22.56	500,000	BRENTSVILLE
AEC LIMITED - BOCS	REZ1958-0000	B-1	7.53	49,191	COLES
AIRPORT GATEWAY COMMERCE CENTER I	PLN2011-00437	PBD	62.37	1,132,472	COLES
AIRPORT GATEWAY COMMERCE CENTER II	PLN2002-00025	PBD	82.01	1,245,598	COLES
ASHLAND SQUARE PARCEL B	REZ2018-00003	M-2	4.48	35,000	COLES
ASHWOOD ADDITION	REZ2018-00001	M-2	99.70	814,300	COLES
BRADLEY SQUARE COMMERCIAL	REZ2019-00017	B-1	2.99	58,893	COLES
COLCHESTER BUSINESS PARK	PLN2009-00117	M/T	16.47	161,422	COLES
CORRIDOR BUSINESS PARK	REZ1987-0069	M-2	20.50	167,434	COLES
DIBEX	REZ1989-0079	B-1	5.41	35,322	COLES
EKE YAR LLC (SUP)	PLN2009-00553	B-1	0.93	3,500	COLES
ENGLISH GARDENS	REZ2018-00005	M/T	5.92	45,000	COLES
ENGLISH GARDENS	REZ2018-00005	O(F)	5.73	55,000	COLES
GARCIA OFFICE PARK	PLN2002-00204	O(L)	4.86	31,741	COLES
GEISLER PROPERTY	PLN2009-00403	B-2	9.20	85,952	COLES
GLEN-GERY CAPITAL LAND DEVELOPMENT	PLN2006-00848	M/T	16.39	160,633	COLES
GREAT OAK	REZ1987-0021	M-2	7.50	61,256	COLES
HERITAGE CROSSING	PLN2014-00020	PMR	3.75	36,754	COLES
HOADLY - GRACE REFORMED PRESB CH (SUP)	PLN2012-00175	A-1	5.83	10,562	COLES
IMMANUEL ANGLICAN CHURCH (SUP)	SUP2015-20004	SR-1	5.06	20,000	COLES
JPI-YORKSHIRE	PLN2006-00072	B-1	2.15	25,000	COLES
KELLER ROBINSON	PLN2000-00196	B-1	3.81	24,904	COLES
LAWS AUCTION	REZ1989-0064	B-1	1.95	12,723	COLES
LAWSON	REZ1976-0027	B-1	0.19	1,267	COLES
LIBERIA AVENUE	REZ2017-00024	B-1	15.43	309,600	COLES

# Non-Residential Inventory

Case Name <sup>1</sup>	Case Number	Zone	Remaining Acreage <sup>2</sup>	Remaining Square Feet <sup>3</sup>	District <sup>4</sup>
LINDSAY COLLISION CENTER (SUP)	SUP2016-00024	B-1	5.02	33,000	COLES
LINDSAY VOLKSWAGEN - MANASSAS (SUP)	SUP2016-00004	B-1	4.41	24,200	COLES
MARSHALL CENTER	REZ1988-0083	B-1	25.07	163,788	COLES
PARSONS BUSINESS PARK - FUEL STATION (SUP)	SUP2018-00025	PBD	3.80	6,077	COLES
PARSONS BUSINESS PARK - M/T LB4	REZ2018-00018	M/T	59.56	583,737	COLES
PARSONS BUSINESS PARK - M-1 LB1	REZ2018-00018	M-1	3.92	166,486	COLES
PARSONS BUSINESS PARK - M-1 LB3	REZ2018-00018	M-1	23.57	192,518	COLES
PRICE EAGLE	REZ1986-0018	B-1	4.10	26,789	COLES
STAPLES MILL	REZ1998-0018	B-2	2.94	14,422	COLES
SUDLEY ROAD WI-NOT STOP (SUP)	SUP2019-00038	B-1	0.70	2,350	COLES
VETERANS FARM CLUB (PWC Fairgrounds)	REZ1958-0048	B-1	48.07	314,110	COLES
WILLIAMS	REZ1974-0030	B-1	6.91	45,142	COLES
WOLF RUN INDUSTRIAL	REZ2015-20002	M-1	18.75	28,000	COLES
WOODBRIIDGE SEVENTH DAY ADVENTIST	PLN2008-00424	O(M)	6.40	60,000	COLES
YORKSHIRE PROFESSIONAL CENTER	REZ1990-0040	O(L)	1.72	16,200	COLES
AMERICAN TRADE CENTER	REZ1990-0024	B-3	4.99	16,302	GAINESVILLE
AMERICAN TRADE CENTER	REZ1990-0024	M-2	2.05	16,780	GAINESVILLE
ASHLEY BUSINESS PARK	REZ2019-00039	M/T	1.24	26,932	GAINESVILLE
AVANTI AT INNOVATION PRA & REZ	REZ2019-00028	PBD	88.30	2,884,761	GAINESVILLE
BALLS FORD BUSINESS PARK	PLN2006-00126	O(H)	7.80	127,413	GAINESVILLE
BATTLEFIELD BUSINESS PARK	REZ1998-0027	PBD	10.84	106,257	GAINESVILLE
BATTLEFIELD BUSINESS PARK	REZ1988-0030	PBD	5.44	53,271	GAINESVILLE
BETHELEM CONTRACTORS OFFICE	REZ2019-00021	M-1	5.43	89,352	GAINESVILLE
BETHLEHEM ROAD PROFFER AMENDMENT	REZ2018-00017	M-1	18.03	299,837	GAINESVILLE
BETHLEHEM WOODS	PLN2004-00114	M-2	3.83	31,318	GAINESVILLE
BLACKBURN	PLN2014-00040	PMD	38.87	1,115,000	GAINESVILLE
BREEDEN	REZ1972-0011	B-1	9.89	64,596	GAINESVILLE
BULL RUN MOUNTAINS CONSERVANCY (SUP)	PLN2013-00331	A-1	0.85	2,343	GAINESVILLE
COVERSTONE LAND LTD	REZ1972-0008	B-1	0.77	5,009	GAINESVILLE
FORT WARREN	REZ1967-0028	B-1	1.75	11,435	GAINESVILLE

# Non-Residential Inventory

Case Name <sup>1</sup>	Case Number	Zone	Remaining Acreage <sup>2</sup>	Remaining Square Feet <sup>3</sup>	District <sup>4</sup>
GAINESVILLE CROSSING	REZ2018-00008	PBD	152.79	4,670,835	GAINESVILLE
HAYMARKET CROSSING	PLN2008-00668	PBD	52.48	514,356	GAINESVILLE
HEATHCOTE DEVELOPMENT	PLN2012-00007	O(M)	2.81	40,000	GAINESVILLE
HERITAGE HUNT - SIMS PROPERTY	PLN2013-00259	PMD	8.56	161,226	GAINESVILLE
HERITAGE HUNT COMMERCIAL	PLN2003-00046	PBD	20.35	199,450	GAINESVILLE
HOPPMANN	REZ1997-0009	M-2	12.87	105,136	GAINESVILLE
JAMES MADISON MARKETPLACE	REZ2017-00020	PBD	20.18	208,000	GAINESVILLE
JOHN MARSHALL COMMONS	REZ1987-0051	B-1	10.57	69,064	GAINESVILLE
JOHN MARSHALL COMMONS	REZ1987-0051	M-2	12.23	99,889	GAINESVILLE
JOHN MARSHALL COMMONS	PLN2013-00115	V	2.42	15,810	GAINESVILLE
LIBBY	REZ1981-0015	M-1	32.17	262,748	GAINESVILLE
LILLYS - BOCS	REZ1979-0039	M-2	13.63	111,323	GAINESVILLE
LINCH GROUP	REZ1988-0076	O(L)	1.71	11,163	GAINESVILLE
LINDEN	REZ1987-0015	M-2	17.42	142,283	GAINESVILLE
LINDEN	REZ1987-0015	O(L)	9.29	60,701	GAINESVILLE
MARKET CENTER - LAND BAY 3	PLN2014-00214	PMD	5.02	86,264	GAINESVILLE
MARKET CENTER AT HAYMARKET PAD SITE	PLN2008-00680	PMD	1.02	16,582	GAINESVILLE
MIDWOOD	PLN2003-00162	PBD	6.95	68,117	GAINESVILLE
MIDWOOD CENTER	PLN2003-00108	PBD	19.97	195,723	GAINESVILLE
MOUNT JACKSON	REZ1990-0068	B-1	1.12	7,384	GAINESVILLE
OLD COMPTON ROAD - RECYCLING FACILITY (SUP)	PLN2014-00348	M-1	6.01	38,000	GAINESVILLE
ORCHARD GLEN REZONING	PLN2007-00274	O(F)	0.87	26,983	GAINESVILLE
SIXTY SIX COMMERCE CENTER	PLN2003-00093	M-1	1.62	13,231	GAINESVILLE
SOMERSET	REZ1998-0002	B-1	3.70	24,189	GAINESVILLE
SOUTHVIEW	REZ1997-0004	B-1	100.25	1,132,560	GAINESVILLE
THE VILLAGE AT HEATHCOTE MEDICAL OFFICE	REZ2017-00025	PBD	11.90	35,000	GAINESVILLE
VILLAGE PLACE	PLN2002-00139	PMD	40.72	650,200	GAINESVILLE
WESTMARKET	REZ1988-0081	B-1	32.77	214,118	GAINESVILLE
WESTVIEW 66	REZ2019-00025	PBD	40.69	531,737	GAINESVILLE
WHEELER	REZ1958-0043	B-1	17.32	118,135	GAINESVILLE

# Non-Residential Inventory

Case Name <sup>1</sup>	Case Number	Zone	Remaining Acreage <sup>2</sup>	Remaining Square Feet <sup>3</sup>	District <sup>4</sup>
WHEELER SMITH WOOD SOLITE	REZ1969-0021	M-1	192.58	1,572,897	GAINESVILLE
APOLLO ENTERPRISES, LLC	REZ2016-00018	B-1	2.06	16,800	NEABSCO
APOLLO ENTERPRISES, LLC	REZ2016-00018	M-2	6.16	50,312	NEABSCO
CENTREPOINTE	REZ1991-0016	PBD	1.50	14,702	NEABSCO
COUNTY CENTER	PLN2000-00132	PMD	5.11	83,472	NEABSCO
DALE CITY RPC <sup>5</sup>	REZ1969-0018	RPC	86.50	847,787	NEABSCO *
DALE CITY RPC (Glendale Church) <sup>5</sup>	REZ1968-0001	RPC	2.83	32,338	NEABSCO
DALE CITY RPC (Korean Baptist) <sup>5</sup>	REZ1969-0018	RPC	4.03	46,079	NEABSCO
DUVALL	REZ1984-0021	B-1	1.34	8,756	NEABSCO
HOLLIS	REZ1985-0004	O(L)	1.04	6,823	NEABSCO
HYLTON CHAPEL	REZ1994-0001	B-1	3.56	23,261	NEABSCO
LONG MCGLOTHLIN	REZ1987-0033	B-1	9.34	61,028	NEABSCO
MASSEY	REZ1983-0001	O(L)	3.30	21,540	NEABSCO
PRINCE WILLIAM TOWN CENTER ADDITION	PLN2001-00100	O(M)	3.17	44,000	NEABSCO
REDDING	REZ1973-0016	B-1	2.52	16,466	NEABSCO
RIDGEFIELD VILLAGE	REZ1999-0024	B-1	4.48	29,272	NEABSCO
THE WARTIME MUSEUM (Museum Area)	PLN2010-00379	RPC	93.70	100,000	NEABSCO
TOWN CROSSING	REZ1989-0101	B-1	8.45	55,186	NEABSCO
UPTON FOREST	REZ1984-0024	M-2	3.35	27,385	NEABSCO
APPLE FEDERAL CREDIT UNION (SUP)	PLN2013-00144	B-1	1.67	3,800	OCCOQUAN
DAVIS	REZ1973-0013	B-1	1.23	8,038	OCCOQUAN
ENGLISH OAKS II COMMERCE CENTER	PLN2007-00146	O(M)	8.79	86,151	OCCOQUAN
GARBER PROPERTY	PLN2000-00055	B-1	2.04	13,329	OCCOQUAN
HAWTHORN RETIREMENT RESIDENCE	REZ2019-00024	PMD	5.38	202,668	OCCOQUAN
J. MANLEY GARBER	REZ1975-0016	B-1	1.18	7,710	OCCOQUAN
KAISER SOUTH	REZ2017-00027	PMD	14.69	335,000	OCCOQUAN
KAZOBIE LP	REZ1987-0053	B-1	3.53	23,079	OCCOQUAN
KINCHELOE	REZ1983-0009	B-1	1.73	11,333	OCCOQUAN
LAKE RIDGE RPC (3431 Commission Court)	REZ1971-0030	O(M)	3.94	38,639	OCCOQUAN
OHS	REZ1985-0027	O(L)	0.35	2,272	OCCOQUAN

# Non-Residential Inventory

Case Name <sup>1</sup>	Case Number	Zone	Remaining Acreage <sup>2</sup>	Remaining Square Feet <sup>3</sup>	District <sup>4</sup>
OLD BRIDGE ESTATES	REZ1987-0074	B-2	2.13	10,438	OCCOQUAN
PANERA DRIVE-THROUGH ON PW PARKWAY (SUP)	SUP2018-00004	PBD	1.05	4,500	OCCOQUAN
POTOMAC CORNER CENTER	REZ2016-00027	B-1	3.76	29,400	OCCOQUAN
PRINCE WILLIAM PARKWAY DEVELOPMENT	REZ2015-20013	B-1	4.19	151,183	OCCOQUAN
REIDS PROSPECT	PLN2000-00041	PMD	8.44	137,867	OCCOQUAN
ROLLINGWOOD CENTER	PLN2004-00160	B-1	1.42	10,000	OCCOQUAN
SHEETZ AT NOBLE POND WAY (SUP)	SUP2019-00001	PBD	2.87	4,893	OCCOQUAN
SHERBROOKE	REZ1986-0002	B-1	1.43	9,353	OCCOQUAN
THE GLEN	PLN2006-00525	B-1	3.37	22,020	OCCOQUAN
TOWN PLACE SUITES ON SHOPPERS BEST	REZ2016-00012	B-1	3.07	60,394	OCCOQUAN
TRAVERS	PLN2004-00119	M-2	8.94	72,997	OCCOQUAN
VALUE ENGINEERING	REZ1968-0016	B-1	1.38	9,017	OCCOQUAN
VANTAGE POINTE	PLN2011-00161	B-1	1.03	5,000	OCCOQUAN
WASHINGTON INDUSTRIAL PARK	REZ1985-0063	M-2	7.20	58,806	OCCOQUAN
WOOD INTERSTATE	REZ1974-0007	B-1	1.49	9,739	OCCOQUAN
AJAY REALTY	PLN2001-00271	M-2	2.99	15,000	POTOMAC
ASHLAND	REZ1997-0034	B-1	16.92	110,555	POTOMAC
BLACKWELL	REZ1995-0057	M-2	3.07	25,097	POTOMAC
CONSEJEROS DE JUDA MONTE DE SION (SUP)	PLN2010-00167	A-1	11.35	29,000	POTOMAC
DALE CITY MOOSE LODGE (SUP)	SUP2018-00032	A-1	13.96	11,704	POTOMAC
DELANEY AT POTOMAC SHORES (SUP)	SUP2019-00007	PMD	10.14	250,000	POTOMAC
FETLER DRIVE PROPERTY (SUP)	PLN2011-00425	PBD	2.97	79,000	POTOMAC
FIRST MOUNT ZION BAPTIST CHURCH	PLN2013-00373	B-1	8.69	120,000	POTOMAC
GRACE CHRISTIAN CHURCH REZONING	REZ2017-00007	B-1	2.30	15,028	POTOMAC
HYLTON	REZ1971-0034	B-1	13.62	88,993	POTOMAC
JOHNSON WIMSATT (Southbridge Plaza)	REZ1967-0029	B-1	2.53	16,531	POTOMAC
KELLYS RIDGE DEVELOPMENT (EGG)	REZ1990-0080	B-1	0.86	5,592	POTOMAC
MANDERFIELD	REZ1958-0082	B-1	5.22	34,107	POTOMAC
PERS CONSTRUCTION	PLN2003-00051	M-2	2.87	23,478	POTOMAC
POTOMAC SHORES TOWN CENTER (SUP)	SUP2019-00008	PMD	160.35	3,700,000	POTOMAC

# Non-Residential Inventory

Case Name <sup>1</sup>	Case Number	Zone	Remaining Acreage <sup>2</sup>	Remaining Square Feet <sup>3</sup>	District <sup>4</sup>
PRINCE WILLIAM FIVE ASSOCIATES	REZ1975-0001	B-1	27.00	176,418	POTOMAC
PRINCETON WOODS PAD SITE 1	REZ1990-0080	B-1	1.31	8,560	POTOMAC
QUANTICO GATEWAY	PLN2003-00288	B-1	3.83	25,025	POTOMAC
SMITAL CORPORATION	REZ1998-0030	B-1	1.35	8,829	POTOMAC
SOUTH DUMFRIES - BOCS	REZ1958-0000	B-1	4.85	31,690	POTOMAC
THE CALVERT COMPANY	REZ1986-0062	B-1	8.25	53,900	POTOMAC
TOWNSEND	REZ1972-0030	B-1	8.90	58,153	POTOMAC
TOWNSEND	REZ1980-0003	M-2	54.37	444,055	POTOMAC
VAN BUREN INVESTMENTS	REZ1986-0014	PBD	31.18	305,595	POTOMAC
WICKLIFFE BUSINESS CENTER	REZ1989-0035	M-2	25.66	209,612	POTOMAC
WICKLIFFE VILLAGE	REZ1988-0009	M-2	60.30	492,500	POTOMAC
BB&T AT NEABSCO MILLS (SUP)	PLN2010-00118	B-1	0.68	2,412	WOODBIDGE
BELMONT CENTER	REZ1999-0022	PMD	8.07	131,823	WOODBIDGE
BRICKYARD	REZ2018-00002	M-1	151.13	1,234,354	WOODBIDGE
COWLES NISSAN (SUP)	PLN2014-00120	B-1	1.87	15,991	WOODBIDGE
ELROD (Freedom HS)	REZ1973-0025	B-1	14.59	95,323	WOODBIDGE *
ELROD (Potomac Town Center)	REZ1973-0025	B-1	17.55	114,650	WOODBIDGE *
FEATHERSTONE IND PARK	REZ1986-0017	M-1	9.88	80,695	WOODBIDGE
HEPNER	REZ1976-0025	O(L)	0.62	4,083	WOODBIDGE
HESS	REZ1967-0034	B-1	15.90	103,882	WOODBIDGE
HYLTON	REZ1964-0017	B-1	2.84	18,559	WOODBIDGE
JONES	REZ1973-0021	O(L)	2.78	31,788	WOODBIDGE
KIRCHER	REZ1985-0041	B-1	18.36	119,937	WOODBIDGE
KOONS USED CAR OUTLET (SUP)	SUP2018-00039	B-1	6.36	5,414	WOODBIDGE
MCDONALD'S - JEFFERSON PLAZA (SUP)	SUP2019-00009	B-1	0.93	4,540	WOODBIDGE
MOUNTCASTLE TURCH CREMATORY (SUP)	SUP2019-00005	B-1	0.10	1,700	WOODBIDGE
PATTERSON	REZ1989-0054	B-1	0.94	6,142	WOODBIDGE
POTOMAC HOSPITAL	PLN2003-00299	O(H)	8.51	80,000	WOODBIDGE
POTOMAC TOWN CENTER OFFICE REZONING	REZ2017-00003	B-1	2.57	440,000	WOODBIDGE
POTOMAC TOWN CENTER PMD	REZ2017-00002	PMD	3.85	29,550	WOODBIDGE

# Non-Residential Inventory

Case Name <sup>1</sup>	Case Number	Zone	Remaining Acreage <sup>2</sup>	Remaining Square Feet <sup>3</sup>	District <sup>4</sup>
RIPPON CENTER	PLN2009-00022	PMR	0.82	47,000	WOODBIDGE
RIVER OAKS	REZ1991-0006	B-1	2.28	14,910	WOODBIDGE
SCHAEFFER	REZ1971-0020	B-1	1.21	7,932	WOODBIDGE
WALTERS	REZ1972-0026	B-1	3.18	20,800	WOODBIDGE
			<b>total <sup>6</sup> ± 5,565</b>	<b>total <sup>7</sup> 58,840,737</b>	

Notes:

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



# Non-Residential Inventory



## Rezoning and Special Use Permits Approved by the Board of County Supervisors for Non-Residential Development that Created Additional Non-Residential GFA

1/1/2019 through 12/31/2019

### Column descriptions:

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

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

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

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

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

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

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

**District** - This column indicates the Magisterial District containing the zoning or special use permit case.

Table 14

Case Number	Case Name	Acreage	Zone	Total Sq Ft	Application Type	Approval Date	District
SUP2019-00028	LDS - GLENKIRK ROAD PROPERTY (SUP)	0.12	R-2	1,800	SUP	1/9/2019	BRENTSVILLE
SUP2019-00005	MOUNTCASTLE TURCH CREMATORY (SUP)	0.10	B-1	1,700	SUP	1/22/2019	WOODBIDGE
REZ2017-00019	MADISON SQUARE	18.24	PMD	170,000	PRA	3/19/2019	BRENTSVILLE
REZ2017-00027	KAISER SOUTH	14.69	PMD	335,500	PRA	3/19/2019	OCCOQUAN
SUP2019-00007	DELANEY AT POTOMAC SHORES (SUP)	10.14	PMD	250,000	SUP	5/14/2019	POTOMAC
REZ2019-00008	WELLINGTON PARK	11.12	M-1	200,000	REZ	6/18/2019	BRENTSVILLE
SUP2019-00001	SHEETZ AT NOBLE POND WAY (SUP)	2.87	PBD	4,893	SUP	6/18/2019	OCCOQUAN
SUP2018-00039	KOONS USED CAR OUTLET (SUP)	6.36	B-1	5,414	SUP	6/18/2019	WOODBIDGE
REZ2019-00028	AVANTI AT INNOVATION PRA & REZ	88.20	PBD	3,842,101	PRA	7/16/2019	BRENTSVILLE
REZ2019-00032	PRA RELEASE, HORNBAKER RD	35.65	PBD	1,552,714	PRA	7/16/2019	BRENTSVILLE
REZ2019-00021	BETHELEM CONTRACTORS OFFICE	5.47	M-1	89,352	REZ	7/16/2019	GAINESVILLE

# Non-Residential Inventory

Case Number	Case Name	Acreage	Zone	Total Sq Ft	Application Type	Approval Date	District
REZ2019-00025	WESTVIEW 66	40.69	PMD	132,934	PRA	7/16/2019	GAINESVILLE
SUP2019-00018	MONTEREY CHURCH (SUP)	16.70	A-1	30,000	SUP	9/3/2019	BRENTSVILLE
REZ2019-00017	BRADLEY SQUARE COMMERCIAL	2.99	B-1	58,893	REZ	9/3/2019	COLES
REZ2018-00018	PARSONS BUSINESS PARK	87.05	PBD	776,239	REZ	10/8/2019	COLES
SUP2018-00025	PARSONS BUSINESS PARK - FUEL STATION (SUP)	3.80	PBD	6,077	SUP	10/8/2019	COLES
PLN2009-00403	GEISLER PROPERTY	9.20	B-2	85,952	REZ	10/15/2019	COLES
SUP2019-00038	SUDLEY ROAD WI-NOT STOP (SUP)	0.70	B-1	2,350	SUP	10/15/2019	COLES
SUP2019-00009	MCDONALD'S - JEFFERSON PLAZA (SUP)	0.93	B-1	4,540	SUP	10/15/2019	WOODBIDGE
REZ2019-00039	ASHLEY BUSINESS PARK	1.24	M/T	26,932	REZ	11/19/2019	GAINESVILLE
REZ2019-00024	HAWTHORN RETIREMENT RESIDENCE	5.38	PMD	202,668	PRA	11/19/2019	OCCOQUAN
REZ2019-00034	YOUTH FOR TOMORROW	181.48	PBD	1,323,352	REZ	11/26/2019	BRENTSVILLE
REZ2018-00008	GAINESVILLE CROSSING	157.20	PBD	4,670,835	REZ	12/10/2019	GAINESVILLE

**Totals    700.32                    13,774,246**



# Non-Residential Inventory Floor Area Ratio Trends

Table 15

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

Table 16

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

## Column Descriptions:

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

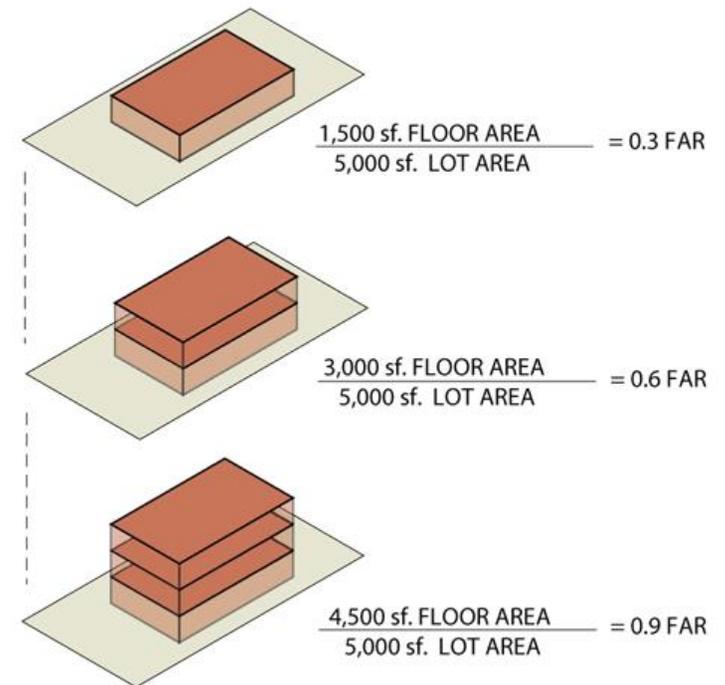


Table 17

Undeveloped Acreage in the Development Area	
Land Use Classification	Undeveloped Acreage
CEC	180.4
EI	51.6
ER	1,177.9
FEC	769.5
GC	68.1
NC	10.6
O	2.6
RCC	3.6
REC	153.7
SRH	50.5
SRL	552.1
SRM	65.8
SRR	2,568.9
URH	11.8
URM	5.7
	<b>5,672.8</b>

### Undeveloped Area by Long-Range Land Use

The development potential of undeveloped A-1 lands within the development area shown in Tables 3 and 4 (page 8) is calculated from the values in Table 17. Some long-range land use classifications (CEC, RCC, and REC) are used in both residential and non-residential calculations as they offer a mix of potential development. A portion of the ER (793 acres) that falls within the SRR classified parcels was added to the SRR acreage during the calculation process to obtain the 3,716 acres on Table 3 (page 8) as the density calculation may include the ER area of the project in this land use classification. The average FAR was used for calculations to determine mid-range or average totals.

### Sector Plan Areas by Long-Range Land Use

The development potential of underdeveloped lands within the sector plan areas shown in Tables 5 and 6 (page 9) is calculated from the values in Table 18. Some long-range land use classifications (CEC and REC) are used in both residential and non-residential calculations as they offer a mix of potential development. A portion of the ER (21 acres) that falls within the SRR classified parcels was added to the SRR acreage during the calculation process to obtain the 208 acres on Table 5 (page 9) as the density calculation may include the ER area of the project in this land use classification. The average FAR was also used for calculations to determine mid-range or average totals.

Table 18

Undeveloped Acreage in the Sector Plan Areas	
Land Use Classification	Undeveloped Acreage
CEC	98.7
ER	88.0
O	140.1
RCC	15.8
REC	236.6
SRL	133.2
SRM	25.8
SRR	187.2
	<b>925.4</b>

## GIS Tables and Data

Table 19

Underdeveloped Acreage in the Revitalization Areas	
Land Use Classification	Undeveloped Acreage
CEC	50.0
ER	141.8
GC	104.3
NC	14.9
O	16.1
SRH	85.3
SRL	583.8
SRM	17.3
UMU	83.0
URH	6.1
URL	0.9
URM	32.6
VMU	48.7
	<b>1,184.8</b>

### Revitalization Areas by Long-Range Land Use

The development potential of underdeveloped lands within the revitalization areas shown in Tables 8 and 9 (page 12) is calculated from the values in Table 19. Some long-range land use classifications (CEC, UMU, and VMU) are used in both residential and non-residential calculations as they offer a mix of potential development. The average FAR was also used for calculations to determine mid -range or average totals.



# Small Area Plan Land Use Changes

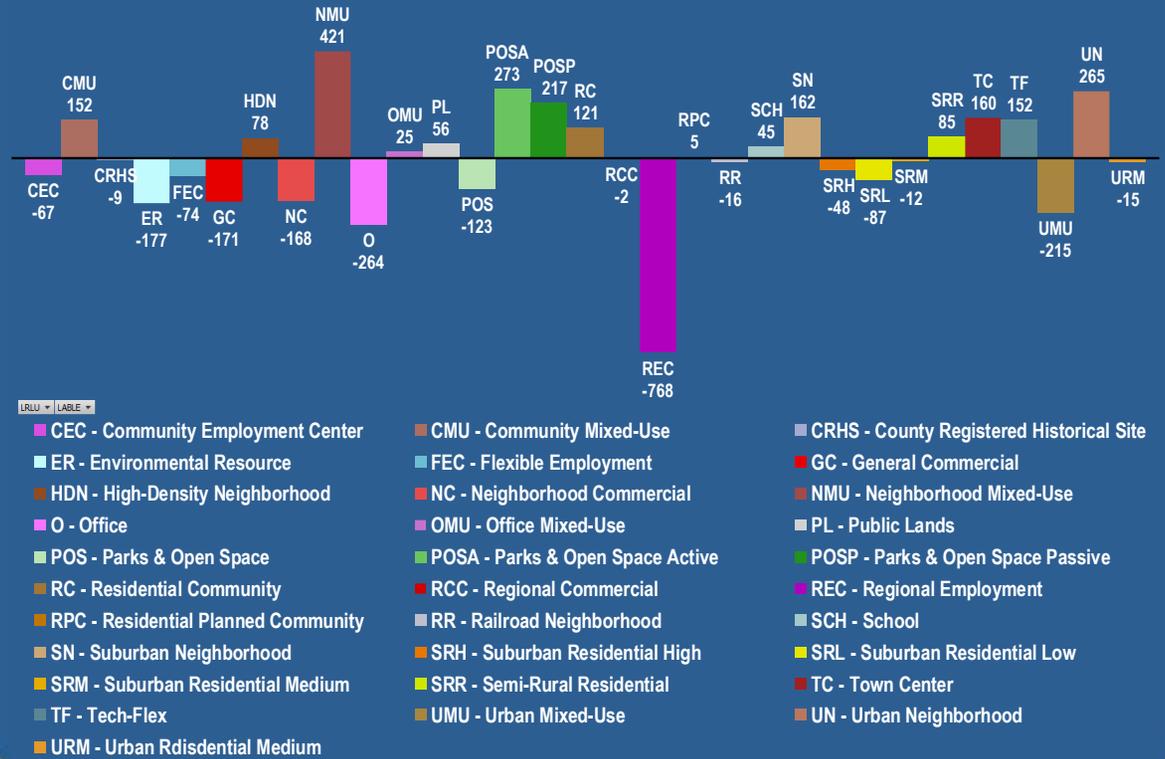
## Small Area Plan Long-Range Land Use changes

The creation of the North Woodbridge, The Landing at Prince William, and Dale City small area plans have created additional long-range land use designations. To achieve the desired density, some portions of land were redesignated to a new or different long-range land use. The bar chart shows the changes in acreage of each changed land use. Lands below the black line indicate acreages removed from a given land use, while the lands above the black line indicate acreages added into land designations.



## Quick Facts!

Small Area Plan Long-Range Land Use Changes by Classification.



# Parkland Inventory

## Parks

Parkland is distributed throughout all areas of the County. For calculations within this report, parks and open space lands are generally interpreted as developed land. New development often brings new parkland through subdivision or proffers. Additionally, new parkland is acquired, conservation easements are recorded, and historical and cultural resources are protected. The County goal, established in the *Parks, Recreation and Tourism* chapter of the *Comprehensive Plan*, is to provide 70 acres of parkland per 1,000 people. This goal is further defined to contain 15 acres of County-owned parkland for every 1,000 people. The larger standard was created as a means of taking into account the large amount of federal and state parkland that are available in the County. The estimated total parkland is 29,376 acres.

The County's GIS was used to calculate acreage totals from the parks layer. The Department of Parks, Recreation and Tourism manages at least 80 parks totaling at least 4,611 acres. The GIS indicates that the Prince William County School Board controls approximately 885 acres of parkland. This produces a total of 5,496 County directed acres of parkland.

The estimated population for Prince William County on December 31, 2019 was 465,818 (Demographic 2019 – 4<sup>th</sup> Quarter Estimate). Thus, the County currently has 63.1 acres of parkland per 1,000 people and 11.8 acres per 1,000 people of County-owned parkland.



# Parkland Inventory

## Park Type Descriptions

### **Neighborhood Park**

This general classification includes parks that serve neighborhoods and mixed-use centers in suburban and urban areas of the County. Neighborhood parks primarily offer a variety of active or passive recreation opportunities, or a combination of both, in close proximity to residences and employment centers. Areas designated for natural and/or cultural resource protection may also be included within these parks.

### **Community Park**

This classification includes larger parks that serve larger geographic areas of the County and provide a variety of indoor and outdoor recreation facilities and park experiences. Portions of these parks may be designated for natural and/or cultural resource protection.

### **Regional Park**

This classification includes larger parks that serve the County and provide a variety of larger-scale indoor or outdoor recreation facilities, or both, and facilities that are unique within the County. Areas designated for natural and/or cultural resource protection and management may also be included within these parks.

### **Linear and Resource-Based Park**

This classification includes parks that primarily preserve, protect, and interpret natural and/or cultural resources.

### **Leased Park**

This classification includes lands leased by the County for park use.

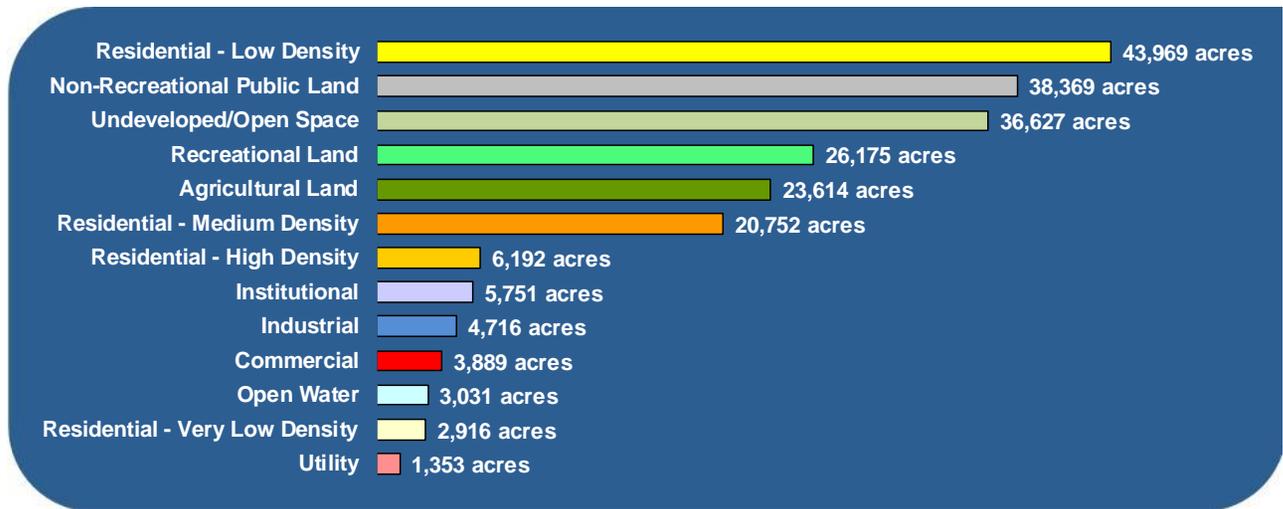
### **School-Community Use Park**

This classification includes active and passive recreation areas of County schools. These lands are owned by the County School Board and are not counted toward the County's park total at this time although the Department of Parks & Recreation programs and maintains some of them. The overall land total is divided equally between park and open space acreage totals.

# Current Land Use Analysis

## Current Land Use

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



**Agricultural Land** – Farming and livestock uses.

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

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

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

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

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

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

## Current Land Use Analysis

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

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

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

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

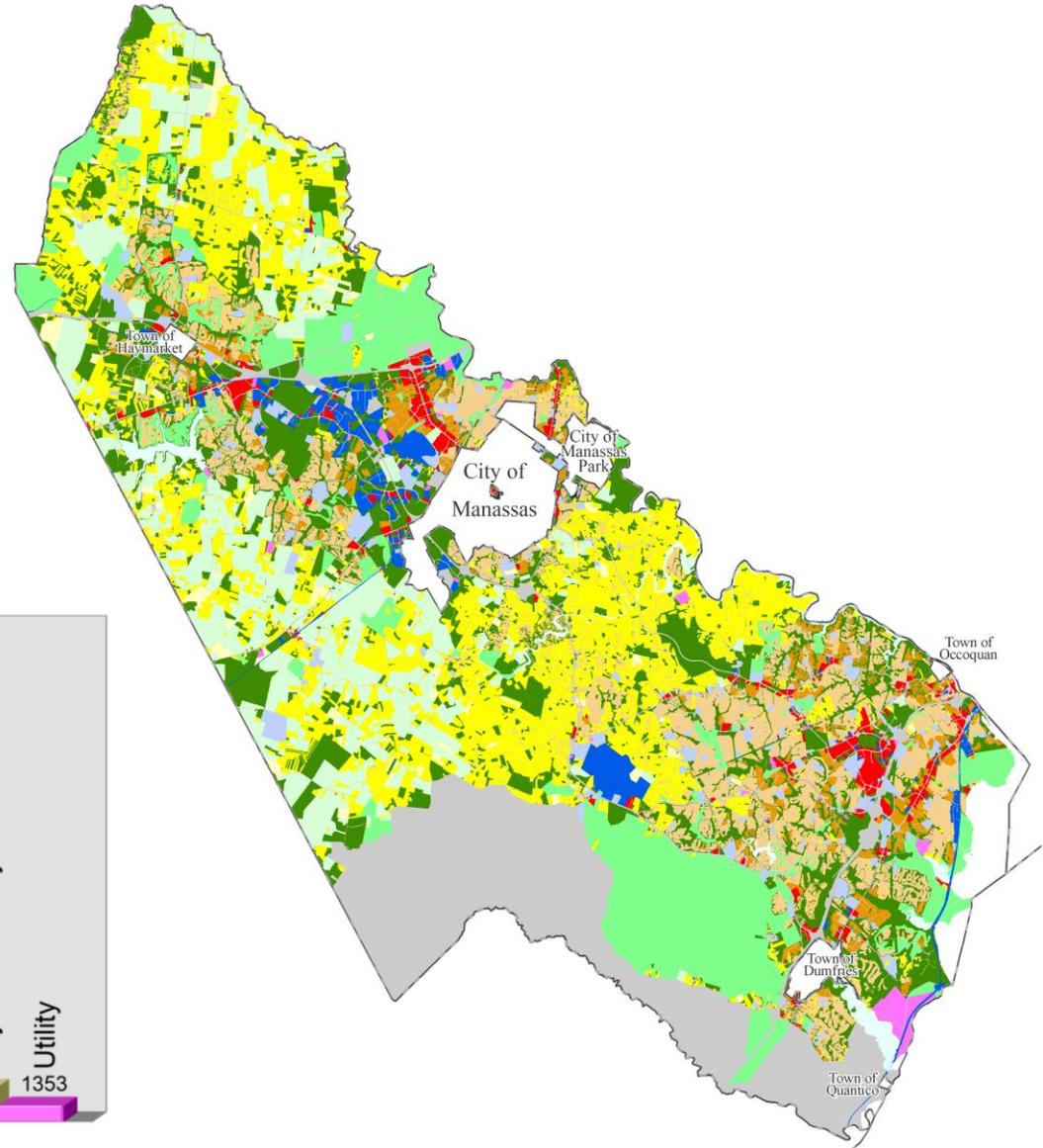
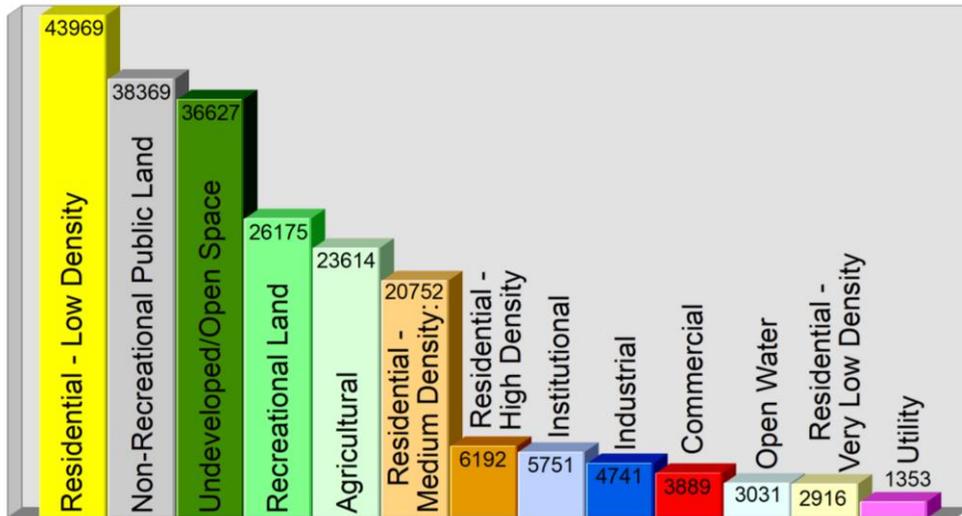
**Residential-Very Low Density** – Developed residential lots greater than 20 acres.

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



# Current Land Use Analysis Map

Land use areas in acres



## List of Abbreviations

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

## List of Abbreviations

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

## List of Abbreviations

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



# Links and Additional Information

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

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

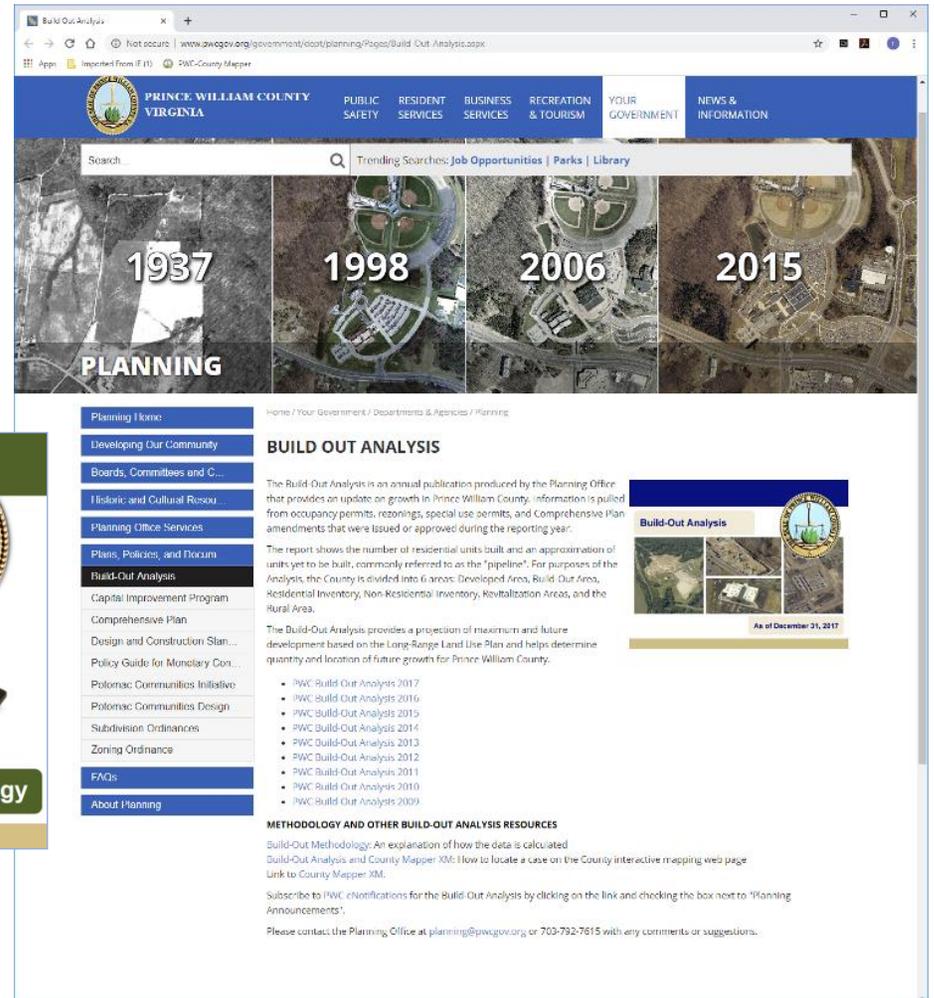
The **County Mapper XM** interactive GIS application can be accessed here:

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

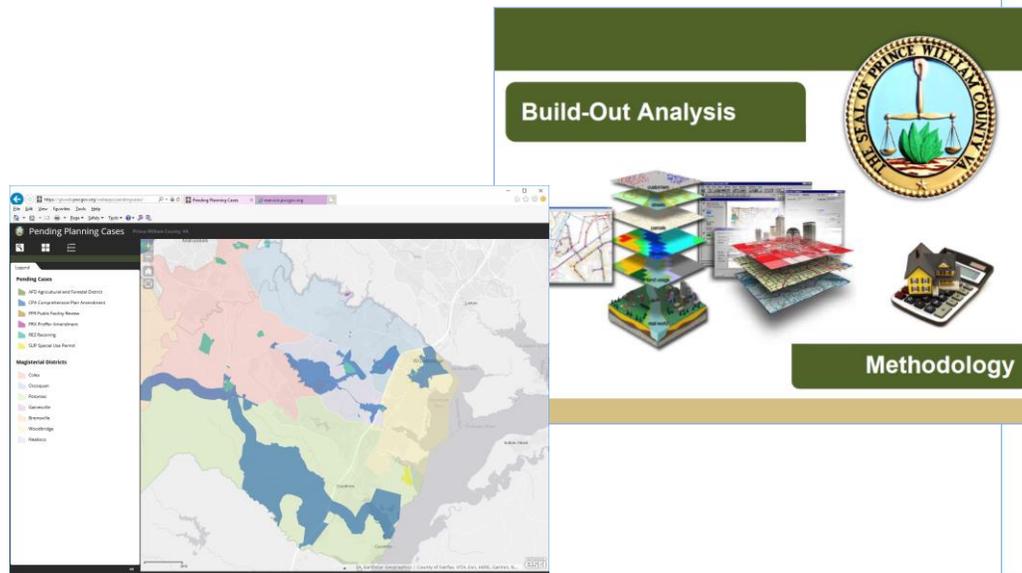
An interactive map of **pending planning cases** can be found at:

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

The **Planning Office** can be contacted by email at [Planning@pwcgov.org](mailto:Planning@pwcgov.org)



The screenshot shows the Prince William County website's 'Build-Out Analysis' page. The page has a blue header with the county name and navigation links. Below the header is a search bar and a 'Trending Searches' section. The main content area features a large image showing four aerial maps from 1937, 1998, 2006, and 2015, illustrating the county's growth. To the right of the image is a 'BUILD OUT ANALYSIS' section with a description of the report and a list of resources. The sidebar on the left contains a 'Planning Home' section with links to various planning services and documents.



The screenshot shows the County Mapper XM interactive GIS application. The main map displays a color-coded map of pending planning cases. A sidebar on the left lists the pending cases, including 'M2 Agricultural and Forest District', 'M3 Commercial District', 'M4 Public Facility District', 'M5 Public Use District', 'M6 Industrial District', and 'M7 Special Use District'. The map shows various zoning districts in different colors, with a legend on the left side.



