

2012 Build-Out Analysis



As of December 31, 2012



**PRINCE WILLIAM COUNTY
PLANNING OFFICE**
5 County Complex Court
Prince William, Virginia 22192-9201
(703) 792-7615

www.pwcgov.org/planning

Christopher M. Price, AICP
Director of Planning

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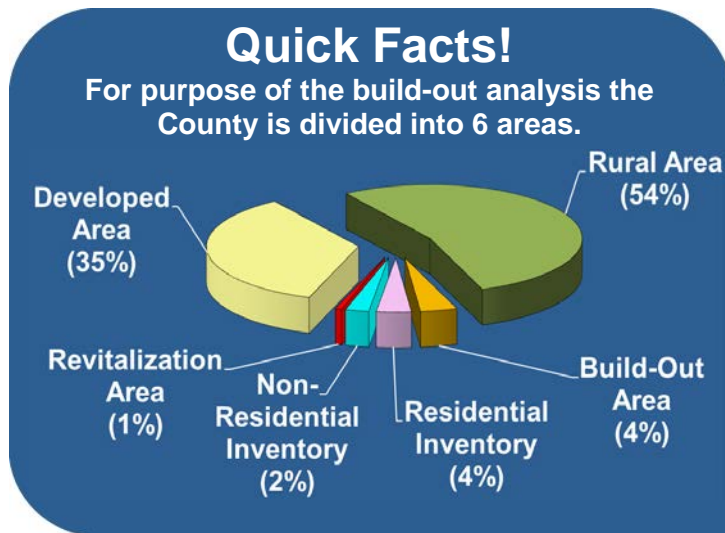
Introduction

Build-Out Analysis is a projection of the maximum allowable future development within a locality. This analysis does not show the ideal or preferred conditions, but rather provides an assessment of the current zoning districts, long-range land use of undeveloped lots, and potential redevelopment areas within the County. The resulting charts, numeric data, and graphics depict how Prince William County is maturing and can be used to assess how well current regulations are implementing plan policies. The Build-Out Analysis results are also useful for comparing alternative development scenarios based on proposed changes to existing long-range land use designations.

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, cemeteries, etc. These layers are compared against each other 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 also analyzed in this report by the same factors. This report includes estimates of residential and non-residential capacity in "revitalization areas" where existing development density or intensity is significantly less than that permitted by existing zoning.

Supplemental sections provide information regarding parks, open space, and existing land use. Parks and protected open space acreage generally grows each year as land is acquired for parks, subdivisions designate open space areas, and conservation easements are recorded. Also included is the current land use in the County, reported by land use categories, and depicted on a map as well. The land use categories were developed in conjunction with the Watershed Management Division for watershed planning purposes and utilities assessment data to determine land use. Finally, a section with instructions on using the case number provided in the inventories to locate a project on County Mapper XM, the County's web-based Geographical Information System, is included.



Introduction

Component Areas

The six component areas of the Build-Out Analysis are the developed area, build-out area, residential inventory, non-residential inventory, revitalization areas, and the rural area. These areas do not include cities, towns, or large water bodies within the County. The Build-Out Component Map (page 10) shows a graphic representation 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 redevelopment.

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, parks, churches, 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.

Build-Out Area

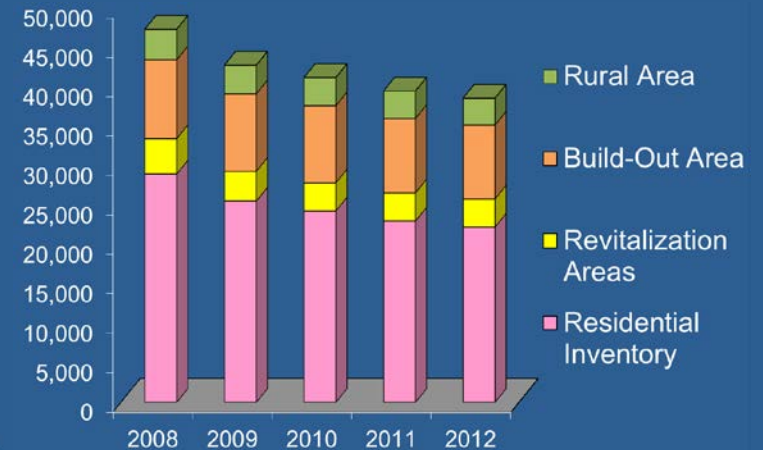
The build-out area is undeveloped A-1 zoned land that is not in the rural area. For calculating potential development, the *Comprehensive Plan's* long-range land use designation was used. These designations offer a high and low range for residential development and a high and average range for non-residential development. An approximate mid-range was used for residential calculations and an average was used for non-residential calculations.

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, while others may be a complete project that has no development started. Both the residential and non-residential inventory areas are divided into rural and non-rural to create four separate areas for tracking purposes. Tables 7, 8, 9, 10, and 11 in this report give a breakdown by individual project of these areas.

Quick Facts!

Residential build-out capacity by component since 2008.



Introduction

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 designation. 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 an average was used for non-residential calculations.

Rural Area

The rural area covers more than fifty percent of the County. This area contains large 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 and includes large-scale residential and non-residential uses but they are not included in the report as they are not subject to County zoning. 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 to determine future growth potential.

Executive Summary

The Build-Out Analysis shows that Prince William County has capacity for 38,567 additional residential dwelling units as shown in Table 1. Adding this to the 141,893 units that existed as of December 2012 brings the residential build-out to 180,460 units. There is also a potential for 78.3 million non-residential square feet of gross floor area to be built. Adding this to the 64.6 million square feet of gross floor area already built brings the total to 142.9 million non-residential square feet as shown in Table 2. The information generated for the Build-Out Analysis helps to provide the data and methodology used by staff to arrive at these conclusions.

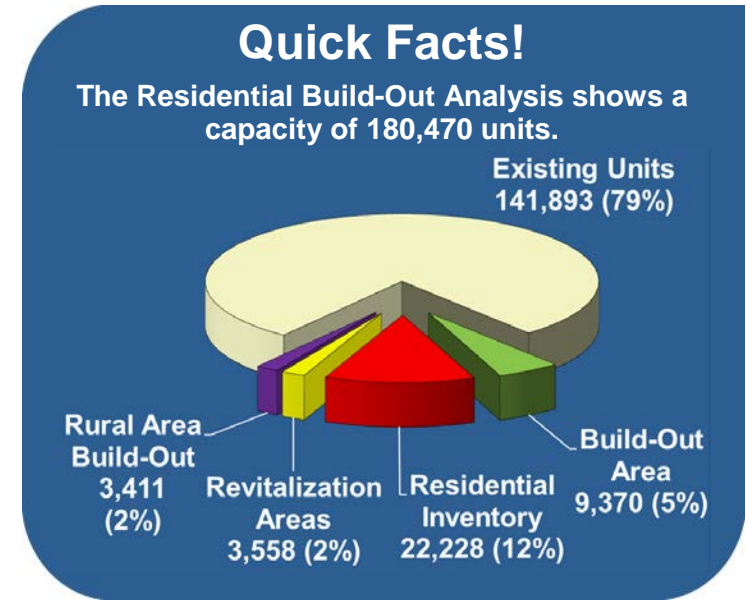


Table 1 Residential Component Analysis		
Component	# of Housing Units	Comment
Build-Out Area	9,370	Approximate mid-point from Table 3 – page 6
Development Area Residential Inventory	21,972	Table 7 – pages 15 - 22
Rural Area Residential Inventory	256	Table 8 – pages 23 and 24
Revitalization Areas	3,558	Approximate mid-point from Table 5 – page 8
Rural Area Build-Out	3,411	Rural Area Pages
Subtotal Units to be Built	38,567	
Existing Units	141,893	Demographic Fact Sheet
Total	180,460	

Table 2 Non-Residential Component Analysis		
Component	Gross Floor Area (Sq Ft in millions)	Comment
Build-Out Area	25	Potential from Table 4 – page 6
Non-Residential Inventory	51.4	Table 10 – pages 26 – 34
Revitalization Areas	1.9	Potential from Table 6 minus existing
Potential Gross Floor Area	78.3	Subtotal
Existing Gross Floor Area in the Development Area	62.4	Real Estate Assessments GIS Data
Existing Gross Floor Area in the Rural Area	2.2	Real Estate Assessments GIS Data
Existing Gross Floor Area	64.6	Subtotal
Total	142.9	

Build-Out Analysis

Build-Out Area Analysis

An analysis of the approximately 8,504 acres (Table 14) of undeveloped land zoned Agricultural (A-1) within the development area shows that 9,370 additional residential units could be built if this land was zoned consistent with the *Comprehensive Plan*, using the mid-point density range (Table 3). This area also holds the potential for 25 million square feet of non-residential gross floor area (Table 4). This area does contain 403 existing residential units and 15,908 non-residential square feet of gross floor area.

Table 3 Development Area Undeveloped A-1 Zoned Acreage Analysis

Residential Housing Units available for each Land Use Classification as of 12/31/2012					
Land Use Classification ¹	Undeveloped A-1 Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	396	6 - 12 DU/acre	445	891	667
RCC	21	16 - 30 DU/acre	63	118	91
REC	930	16 - 30 DU/acre	2,790	5,231	4,009
SRH	122	10 - 16 DU/acre	915	1,464	1,190
SRL	729	1 - 4 DU/acre	546	2,197	1,397
SRM	69	4 - 6 DU/acre	207	310	259
SRR*	4,221	2.5 DU/acre	1,435	1,435	1,435
UMU	6	30 - 60 DU/acre	44	89	67
URH	12	20 - 30 DU/acre	180	270	225
URM	6	8 - 20 DU/acre	36	90	63
	6,512		6,661	12,085	9,370

Table 4 Development Area Undeveloped A-1 Zoned Acreage Analysis

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2012				
Land Use Classification ¹	Undeveloped A-1 Acreage	Estimated Floor Area Ratio ² Average - Maximum	Average Gross Floor Area (Sq Ft)	Maximum Gross Floor Area (Sq Ft)
CEC	396	0.2 - 0.5	1,940,598	4,937,254
CR	1	0.1	3,267	3,267
EI	57	0.25 - 0.5	465,548	931,095
FEC	963	0.25 - 0.5	7,865,303	15,730,605
GC	64	0.2 - 0.4	418,176	836,352
NC	26	0.15 - 0.3	127,413	254,826
O	274	0.3 - 0.7	2,685,474	6,266,106
RCC	21	0.2 - 0.4	102,911	205,821
REC	930	0.5 - 1.3	11,393,663	29,623,523
UMU	6	0.3	38,812	38,812
	2,738		25,041,163	58,819,524

Table Legend Notes:

*SRR also includes 896 acres of ER that is in the SRR parcels

¹ See List of Abbreviations (page 45) and the *Comprehensive Plan's* Long-Range Land Use chapter for explanation of land uses.

² See Table 12 - page 36

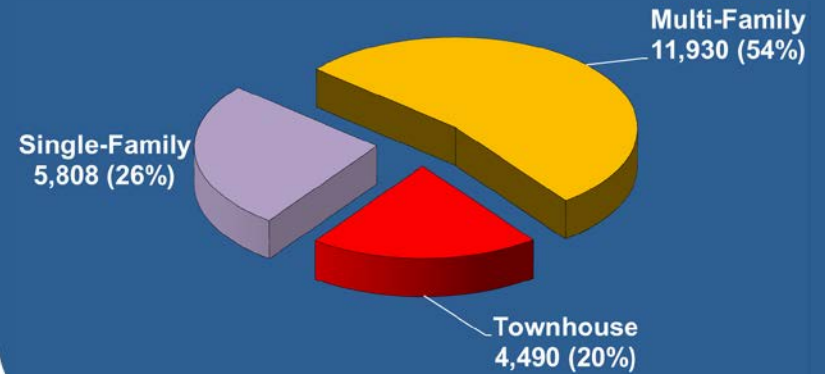
Build-Out Analysis

Residential Inventory Analysis

An analysis of the approximately 8,075 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 22,238 residential units yet to be built (Tables 7 and 8). Real Estate Assessment records indicate 1,421 units were built in 2012 within the entire development area. Rezoning and proffer amendments added 593 additional acres and 1,072 new residential units to the total in 2012 (Table 9).

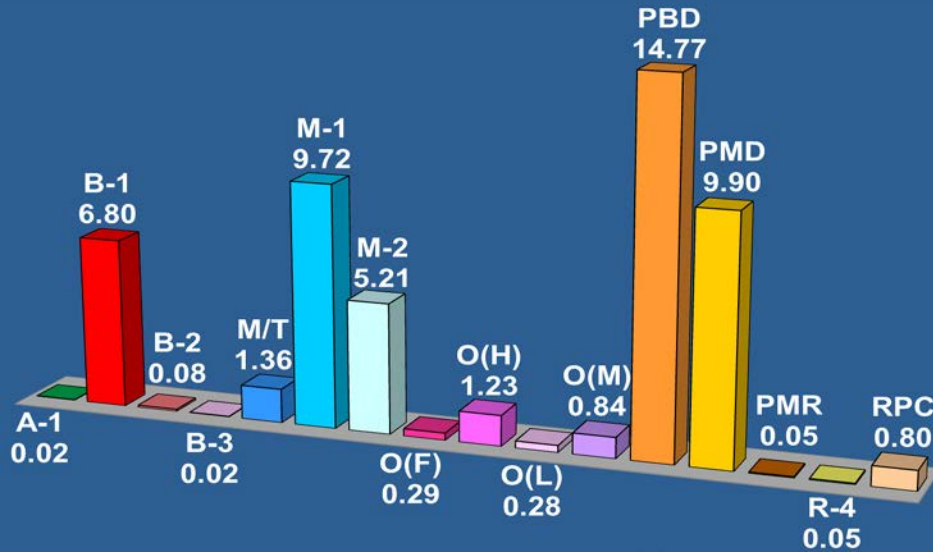
Quick Facts!

Residential Inventory by unit types.



Quick Facts!

Non-Residential Inventory by zoning districts.



Non-Residential Inventory Analysis

An analysis of the approximately 5,500 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 51.4 million square feet of gross floor area of non-residential development zoned and unbuilt (Table 10). Rezoning added 305,483 square feet gross floor area to the total in 2012 (Table 11).

Build-Out Analysis

Revitalization Areas Analysis

This is an analysis of 1,533 acres (Table 15) 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 155 acres designated ER¹. The three revitalization areas currently contain 1,918 existing housing units. Using the current long-range land use classification of each area, taking into account the existing 1,918 housing units, these areas could yield an additional 3,558 housing units (Table 5). This area also has the potential for an additional 1,876,721 square feet of non-residential development (Table 6). Currently this area contains 2,167,675 square feet of gross floor area of non-residential development.

Table Legend Notes:

¹ See List of Abbreviations (page 45) and the *Comprehensive Plan's* Long-Range Land Use chapter for explanation of land uses.

² See Table 12 – page 36

Table 5 Residential Revitalization Areas Acreage Analysis

Residential Housing Units available for each Land Use Classification as of 12/31/2012					
Land Use Classification ¹	Revitalization Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	57	6 - 12 DU/acre	64	128	96
SRH	105	10 - 15 DU/acre	787	1,260	1,023
SRL	599	1 - 4 DU/acre	449	1,797	1,123
SRM	25	4 - 6 DU/acre	75	112	94
UMU	204	30 - 60 DU/acre	1,514	3,029	2,272
URL	1	4 - 8 DU/acre	3	6	4
URM	44	8 - 20 DU/acre	264	660	462
VMU	58	7 - 30 DU/acre	152	652	402
		Existing units	-1,918	-1,918	-1,918
	1,093		1,390	5,726	3,558

Table 6 Non-residential Revitalization Areas Acreage Analysis

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2012				
Land Use Classification ¹	Revitalization Acreage	Estimated Floor Area Ratio ² Average - Maximum	Average Gross Floor Area (Sq Ft)	Maximum Gross Floor Area (Sq Ft)
CEC	57	0.2 – 0.5	279,329	698,321
GC	235	0.2 – 0.4	1,535,490	3,070,980
NC	15	0.15 – 0.3	73,508	147,015
O	36	0.3 – 0.7	352,836	823,284
UMU	204	0.3 – 0.6	1,319,607	2,639,213
VMU	58	8,000 sq ft per acre (.18)	464,000	464,000
		Existing gross floor area	-2,167,675	-2,167,675
	605		1,857,095	5,675,138

Build-Out Analysis

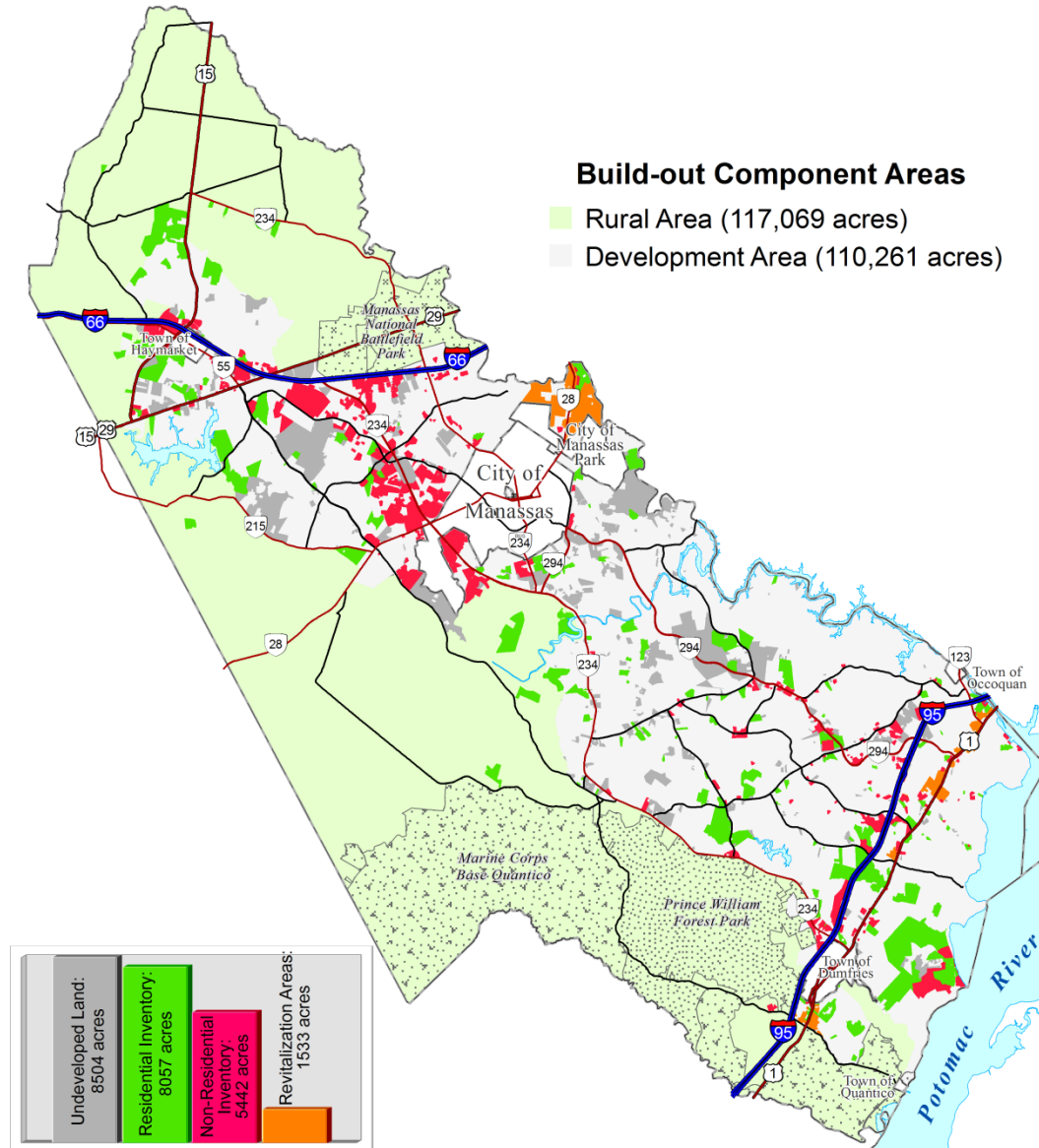
Development Area Analysis

This is an analysis consisting of approximately 77,147 acres of land in the development area that is developed with residential and non-residential uses referred to as the developed area. The entire development area contains 100,700 acres which is 46 percent of the land area in Prince William County. Each year the calculated size of the developed area increases as the Board of County Supervisors approve residential and non-residential rezonings. Projects that have been completed or portions of completed projects are also added. Churches, public facilities, public and private permanent open space areas, protected HOA lands, and large established businesses were considered as developed land when reviewing this area and included in the totals. As of December 2012, 59 million non-residential square feet of gross floor area have been built in this area along with 127,542 residential units. The developed area does not include the build-out, revitalization, residential inventory, non-residential inventory, or rural areas.

Rural Area Analysis

This is an analysis consisting of approximately 34,016 acres that are undeveloped or underdeveloped in the rural area which shows that approximately 3,411 more residential units could be built in the rural area through subdivision or development of vacant lots. The rural area contains 117,070 acres which is 54 percent of the land area in Prince William County. This does not include any residential units that might be built on Marine Corps Base Quantico. Churches, public facilities, public and private permanent open space, and large established businesses were considered as developed land when calculating residential units. Real Estate Assessment records indicate that, within the rural area, 29 residential units were built in 2012.

Privately owned parcels of at least 20 acres were found to have the potential for 2,102 more housing units. There are also 1,309 undeveloped lots available that are less than 20 acres. The rural area currently contains 7,569 existing residential units. The rural area also contains 1.4 million non-residential square feet of gross floor area. This does not include any facilities or residential units on Marine Corps Base Quantico whose acreage was 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.



Build-Out Analysis Methodology

Development Area Methodology

I. Development Area

A. Build-Out Area Methodology

This component identifies undeveloped areas for future development. For this analysis, undeveloped acreage was considered land zoned A-1 and located in the development area with little or no improvements. Non-residential gross floor area was calculated by the long-range land use designated acreage, multiplied by an average floor area ratio (FAR) (Table 12 – page 36) according to the intended land use type.

Assumptions Used to Calculate Yield for Undeveloped Acreage

1. Densities are calculated using a buildable factor of 75% for all designations except SRR, which uses a factor of 85% and includes ER within the same parcel. This factor accounts for public infrastructure, open space, environmental constraints, and roads within a development.
2. Residential capacity was calculated based on the density range provided for each land use category in the *Comprehensive Plan*.
3. Non-residential gross floor area was calculated based on average FARs or existing proffered amounts.
4. Residential capacity for CEC, RCC, REC, UMU, and VMU assumed that residential development would occur in 25% of the CEC, RCC, REC, and VMU areas, and one-third of the UMU areas.
5. Non-residential gross floor area for CEC, RCC, REC, UMU, and VMU assumed that non-residential development would occur in 75% of the CEC, RCC, REC, and VMU areas, and two-thirds of the UMU areas.

Methodology Used to Calculate Undeveloped Land

1. Acreage was determined for each land use category using the County's GIS. Lands already developed were then subtracted, as were lands zoned but not yet developed (residential and non-residential inventories). Government land not yet designated public land (PL), such as new schools or fire stations, was also subtracted. Navigable waterways were also removed from the undeveloped land areas as these are not subject to development.
2. Developed land was land not zoned for agricultural purposes or any A-1 zoned land shown as being subdivided into residential lots. Aerial photography was also used to review lots with major improvements. Lots with significant improvements that contained large multi-family unit clusters or other large permanent structures, such as churches and private schools, were also considered to be developed land.
3. The FARs reflected in Tables 12 and 13 (page 36) were created by comparing numerous existing commercial and industrial areas to determine the average floor area ratios that are actually built. The gross floor area provided does not offer a mid-range, but an average approximation of what might be built using current trends. State, county, municipal, and federal buildings were included in the non-residential gross floor area totals. Churches, transit, and utility companies were also included.
4. 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.

B. Residential Inventory Methodology

The residential inventory compares the zoning data layer in the GIS against the premise address layer in GIS. The zoning layer records permitted unit densities. Reported unit densities are the proffered amount, theoretical yield, or subdivision lot count total. The premise address layer is merged with Real Estate Assessments data to determine unit type and occupancy status. Cases are removed from the residential inventory as they are completed.

C. Non-Residential Inventory Methodology

The non-residential inventory was derived from the zoning layer in the GIS and the premise address layer through Real Estate Assessments. All cases that are either undeveloped or not yet completed are shown in the table. It does not distinguish between the type or purpose of the square footage to be built. Real Estate Assessments records the current total of built square feet per parcel. Recent unbuilt or partially built rezoning cases have a proffered amount of allowable gross floor area. When these totals were available, they were used. Older zoning cases were reviewed and an average FAR was applied to the acreage based on its zoning classification to calculate a potential yield. Table 13 (page 36) shows the average FARs that were used for these calculations. Cases are removed from the non-residential inventory as they are completed.

D. Revitalization Areas Methodology

Three specific areas of the County were examined for potential revitalization. These are older areas of the County that have at their core one of the three redevelopment overlay districts (ROD). Two of the three areas are included in the Potomac Communities Revitalization Plan. The Woodbridge ROD connects the North Woodbridge and Neabsco Mills study areas and the Triangle ROD is encompassed by the Triangle study area. The third revitalization area is centered on the Yorkshire ROD. These areas contain parcels that may have a non-agricultural zoning designation and, therefore, they are not included in the Build-Out area (item A above). These areas are not included in the residential inventory. The majority of these RODs have not been utilized to their potential in their current zoning district or in accordance with their long-range land use classification. The same methodology that was used in the build-out area above was used to calculate the housing and non-residential development potential of these areas.

E. Public Lands Methodology

Public lands are in the development area identified in the County's public land inventory or open space inventory. These areas include public facilities such as schools and fire stations, utilities, churches, and numerous parks or open space areas. These areas are not included in the build-out calculations. They are assumed to be built to their intended purpose and are not referenced in any charts or tables. Their existing non-residential square feet of gross floor area have been added into the existing total of the development area.

F. Developed Areas Methodology

This area contains lands in the development area designated for public use and any other lands not included in the above categories.

II. Rural Area

A. Residential Methodology

To determine the capacity for additional residential development in the rural area, all parcels zoned A-1 that were 20 deed acres or greater in size were assumed to have the potential to be developed in 10-acre lots. Parcels less than 20 deed acres, but more than 1 deed acre, were assumed to have the potential for one residential unit. Family subdivision of lots within the rural area allows for lots as small as one acre to be created, but this was not considered in these calculations. The rural area also contains Marine Corps Base Quantico, Prince William Forest Park, the Manassas National Battlefield Park, many churches, and numerous other park or open space areas that were not used in the calculations. These parcels were assumed to be built to their intended purpose. Large established businesses were also removed from the calculations.

B. Non-Residential Methodology

This area also has the potential for non-residential gross floor area in the form of agricultural and non-residential uses, but this can only be determined on a site-by-site basis, so no projected non-residential uses were calculated. The existing non-residential square feet of gross floor area have been added into the existing total of the rural area.



Inventory of Units in Residential Rezoning Remaining to be Built as of December 31, 2012

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 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). 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 no longer gives the entire rezoning quantity.

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

Remaining - This column represents 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 7

Case Name ⁷	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining	District ⁶
AVENDALE	PLN2006-00781	PMR	SF	295	0	295	BRENTSVILLE
BREDA & MCDERMOTT PROPERTIES	PLN2006-00683	PMR	SF	38	2	36	BRENTSVILLE
CAMP GLENKIRK	PLN2008-00480	PMR	SF	157	130	27	BRENTSVILLE
ELLIS MILL ESTATES	PLN2003-00297	R-4	SF	86 !	84	2	BRENTSVILLE
GLENKIRK ESTATES	PLN2000-00031	PMR	SF	151 !	60	91	BRENTSVILLE
HAYMARKET LANDING	PLN2006-00517	R-4	SF	60	0	60	BRENTSVILLE
HAYMARKET PROPERTIES	REZ1992-0012	R-2	SF	29 !	19	10	BRENTSVILLE

Residential Inventory

Case Name ⁷	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining	District ⁶
HAYMARKET PROPERTIES	REZ1992-0012	R-4	SF	28 !	17	11	BRENTSVILLE
HOPEWELLS LANDING I	PLN2003-00082	R-4C	SF	233	213	20	BRENTSVILLE
HOPEWELLS LANDING II	PLN2003-00203	R-4C	SF	31 !	29	2	BRENTSVILLE
HUNTER AT HAYMARKET	PLN2010-00182	R-4	SF	25	0	25	BRENTSVILLE
HURWITZ	PLN2001-00173	R-4	SF	64	63	1	BRENTSVILLE
INDEPENDENCE	REZ1996-0029	R-6	TH	134 !	8	126	BRENTSVILLE
JENNEL ESTATES	PLN2006-00893	PMR	SF	65	0	65	BRENTSVILLE
LAKE MANASSAS PARCEL B-2-B	PLN2012-00120	RPC	TH	70	0	70	BRENTSVILLE
LAYCOCK PROPERTY	PLN2006-00004	R-4	SF	2	0	2	BRENTSVILLE
LINTON HALL ESTATES	PLN2005-00332	R-4	SF	18	15	3	BRENTSVILLE
MADISON CRESCENT	PLN2002-00154	PMD	TH ^M	12 !	0	12	BRENTSVILLE
MADISON CRESCENT	PLN2002-00154	PMD	SF ^M	55 !	45	10	BRENTSVILLE
MADISON SQUARE	PLN2008-00325	PMD	SF	25	0	25	BRENTSVILLE
ROCK HILL ESTATES	REZ1988-0093	R-4	SF	42 !	34	8	BRENTSVILLE
RUDDLE	PLN2003-00361	SR-1	SF	9	3	6	BRENTSVILLE
SMITH'S POND	PLN2006-00168	R-4	SF	20	0	20	BRENTSVILLE
SOMERSET	REZ1998-0002	R-16	MF	165 @	46	119	BRENTSVILLE
TURNING LEAF ESTATES	PLN2004-00389	R-4	SF	20	11	9	BRENTSVILLE
UNIVERSITY OF VIRGINIA PROPERTY	PLN2003-00373	SR-1	SF	150	0	150	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	PMD	MF	336	0	336	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	R-6	SF	45	14	31	BRENTSVILLE
VILLAGES OF PIEDMONT II	PLN2011-00359	R-4	SF	132	0	132	BRENTSVILLE
VILLAGES OF PIEDMONT II	PLN2011-00359	R-6	TH	261	0	261	BRENTSVILLE
WELLINGTON GLEN	PLN2012-00105	PMD	MF	624	0	624	BRENTSVILLE
WENTWORTH GREEN	PLN2004-00385	PMR	SF	92 !	67	25	BRENTSVILLE
WENTWORTH GREEN AT VA GATEWAY PROMENADE	PLN2012-00169	PMR	TH	125	0	125	BRENTSVILLE
WENTWORTH GREEN AT VA GATEWAY PROMENADE	PLN2012-00169	PMR	SF	71	0	71	BRENTSVILLE

Residential Inventory

Case Name ⁷	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining	District ⁶
WENTWORTH GREEN AT VA GATEWAY PROMENADE	PLN2012-00169	PMR	MF	125	0	125	BRENTSVILLE
YOUTH FOR TOMORROW	REZ1996-0035	R-4	SF	120	0	120	BRENTSVILLE
ABC 123 ACADEMY	PLN2006-00483	SR-1	SF	2	0	2	COLES
BARRETT (Sunnybrook)	REZ1983-0037	R-16	MF	304	13	291	COLES *
BEATTY PROPERTY	PLN2006-00074	PMR	SF	53	15	38	COLES
BREN MILL	REZ1987-0047	SR-1	SF	65	49	16	COLES
BYRNE & DE GASTYNE PROPERTIES	PLN2006-00160	R-4	SF	12	0	12	COLES
CHARLES A. YOUNG	PLN2005-00223	SR-1	SF	3	1	2	COLES
CLASSIC HOLLOW	PLN2003-00433	SR-1	SF	24	9	15	COLES
CLASSIC RIDGE	PLN2003-00424	SR-1	SF	20	1	19	COLES
CLASSIC SPRINGS	PLN2003-00268	SR-1	SF	33	11	22	COLES
CLASSIC WOODS	PLN2001-00172	SR-5	SF	6	2	4	COLES
CORNWELL	REZ1988-0029	SR-1	SF	6	0	6	COLES
CRISP	REZ1998-0003	SR-1	SF	5	0	5	COLES
FELD	PLN2001-00160	R-4	SF	100 !	97	3	COLES
FERLAZZO PROPERTY	PLN2009-00414	PMR	SF	59	0	59	COLES
HAILEE'S GROVE	PLN2004-00179	R-4	SF	21	15	6	COLES
HAILEE'S GROVE II	PLN2004-00338	R-4	SF	18 !	15	3	COLES
HAILEE'S GROVE III	PLN2006-00364	R-4	SF	2	0	2	COLES
HAWKINS ESTATES	PLN2005-00256	PMR	SF	311	116	195	COLES
HINCE PROPERTY	PLN2005-00569	SR-1	SF	2	1	1	COLES
HOPE HILL CROSSING	PLN2007-00515	R-4	SF	169	37	132	COLES
JPI-YORKSHIRE	PLN2006-00072	PMR	MF	110	0	110	COLES
JPI-YORKSHIRE	PLN2006-00072	PMR	SF	4	0	4	COLES
KINNICK	REZ1999-0021	SR-1	SF	3	2	1	COLES
LANI	REZ1997-0023	SR-1	SF	36	17	19	COLES
LIGHTHORSE LEE FARM	REZ1988-0079	SR-1	SF	2	1	1	COLES

Residential Inventory

Case Name ⁷	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining	District ⁶	
MILFORD CROSSING	REZ1990-0047	R-6	TH	62	0	62	COLES	
MITSOPOULOS	PLN2003-00044	SR-1	SF	9	7	2	COLES	
NEW DOMINION SQUARE	PLN2011-00268	PMR	TH	324	0	324	COLES	
ORCHARD BRIDGE	PLN2001-00170	R-16	MF	20	18	2	COLES	
ORCHARD BRIDGE	REZ1985-0003	R-16	MF	1,260	0	1,260	COLES	
PARKWAY WEST II	PLN2006-00679	R-4C	SF	22	10	12	COLES	
PARKWAY WEST III	PLN2006-00689	R-4	SF	16	10	6	COLES	
PENNYPACKER SQUARE	REZ1987-0042	R-4	SF	87	0	87	COLES	
PENNYPACKER SQUARE	REZ1987-0042	R-6	TH	63	0	63	COLES	
PINEVIEW HILLS	REZ1991-0034	SR-1	SF	9	0	9	COLES	
POSEY CANOVA	PLN2004-00350	SR-1	SF	7	1	6	COLES	
PRICE EAGLE	REZ1986-0018	R-16	MF	20	0	20	COLES	
SALE PROPERTY	PLN2004-00199	R-4	SF	15	14	1	COLES	
SARATOGA HUNT	PLN2000-00115	R-4	SF	155	149	6	COLES *	
SPRIGGS WOOD	PLN2004-00238	R-4	SF	11	1	10	COLES	
SPRING HILL FARMS	PLN2003-00045	R-4	SF	6	0	6	COLES	
TAYLOE CROTEAU	PLN2006-00419	SR-1	SF	2	1	1	COLES	
TOKEN VALLEY (Sorensen)	PLN2005-00301	SR-1	SF	12	0	12	COLES	
TOKEN VALLEY PROPERTY	PLN2003-00109	SR-1	SF	4	0	4	COLES	
VANDELINDE PROPERTY	PLN2006-00269	SR-1	SF	5	1	4	COLES	
WALKER'S STATION	PLN2005-00374	PMR	MF	320	0	320	COLES	
WALKER'S STATION	PLN2005-00374	PMR	TH	35	0	35	COLES	
WEBSTERS LANDING	PLN2008-00633	R-4	SF	5	0	5	COLES	
WELDEN	PLN2008-00064	SR-1	SF	62	1	61	COLES	
WILSON PROPERTY	PLN2006-00752	SR-1	SF	6	0	6	COLES	
WOLF RUN RESIDENTIAL	PLN2012-00021	R-4	SF	11	0	11	COLES	
YORKSHIRE PARK - BOCS	REZ1958-0000	R-4	SF	250	!	233	17	COLES

Residential Inventory

Case Name ⁷	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining	District ⁶
YORKSHIRE VILLAGE - BOCS	REZ1958-0000	R-4	SF	287 !	276	11	COLES
DOMINION VALLEY	PLN2005-00197	RPC	SF ^M	2,369	1,851	518	GAINESVILLE
DOMINION VALLEY	PLN2005-00197	RPC	MF ^M	223	72	151	GAINESVILLE
DOMINION VALLEY	PLN2005-00197	RPC	TH ^M	678	524	154	GAINESVILLE
HELLER PROPERTY	PLN2002-00173	RPC	SF	175	136	39	GAINESVILLE
MARKET CENTER	PLN2006-00234	PMD	TH	500	302	198	GAINESVILLE *
PIEDMONT MEWS ADDITION	PLN2004-00096	R-6	SF	6 !	5	1	GAINESVILLE
SIMS PROPERTY	PLN2002-00125	PMD	TH	217 !	105	112	GAINESVILLE
STOKES COMMONS	PLN2006-00765	R-16	TH	18	0	18	GAINESVILLE
VILLAGE PLACE	PLN2002-00139	PMD	MF ^M	167 !	0	167	GAINESVILLE
AURORA	PLN2004-00332	R-4	SF	4	0	4	NEABSCO
DALE CITY ⁴	REZ1990-0006	RPC	MF	969	402	567	NEABSCO
DALE CITY ⁴	REZ1990-0006	RPC	TH	3,695	3,145	550	NEABSCO *
DALE CITY ⁴	REZ1990-0006	RPC	SF	11,226	11,205	21	NEABSCO *
DANE RIDGE	PLN2004-00072	R-16	MF	126	0	126	NEABSCO *
HABITAT FOR HUMANITY AT WEBSTERS WAY	PLN2008-00195	R-4	SF	7	0	7	NEABSCO
HYLTON ENTERPRISES	REZ1988-0026	R-4	SF	82	0	82	NEABSCO
LAROCHE/GERMAN PROPERTIES	PLN2011-00059	R-4	SF	17	0	17	NEABSCO
NEABSCO COMMON PROFFER AMENDMENT	PLN2009-00554	O(H)	MF	360	0	360	NEABSCO
PHELPS	REZ1983-0029	R-2	SF	163 @ !	0	163	NEABSCO *
WATSON BEETON / WESTFIELD MANOR	PLN2006-00306	R-4	SF	52	10	42	NEABSCO
WHISPERING DOVE ESTATES	PLN2004-00064	R-4	SF	7 !	0	7	NEABSCO
WOODARD	REZ1965-0013	R-16	MF	16 @	0	16	NEABSCO
CHRIST CHAPEL	REZ1991-0014	R-30	MF	90 @	0	90	OCCOQUAN
CLARKE PROPERTY	PLN2006-00534	PMR	SF	21	0	21	OCCOQUAN
GARCIA	PLN2001-00147	SR-1	SF	30	20	10	OCCOQUAN
HOADLY FALLS	PLN2005-00207	SR-1	SF	16	0	16	OCCOQUAN

Residential Inventory

Case Name ⁷	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining	District ⁶
HORNBAKER - BOCS	REZ1995-0043	R-4	SF	19 !	15	4	OCOCOQUAN
MALVERN CHASE	PLN2002-00170	SR-1	SF	32	29	3	OCOCOQUAN
MAY'S QUARTER AT REID'S PROSPECT	PLN2006-00898	PMR	SF	257	0	257	OCOCOQUAN
OCOCOQUAN OVERLOOK (GARCIA PROPERTY)	PLN2007-00817	SR-5	SF	2	0	2	OCOCOQUAN
REIDS PROSPECT	PLN2000-00041	PMD	TH	12	0	12	OCOCOQUAN
REIDS PROSPECT	PLN2000-00041	PMR	SF	99 !	69	30	OCOCOQUAN
REIDS PROSPECT	PLN2000-00041	PMR	TH	73 !	51	22	OCOCOQUAN
REIDS PROSPECT	PLN2000-00041	R-2	SF	6	4	2	OCOCOQUAN
RUNNING CREEK	PLN2001-00164	SR-1	SF	26	11	15	OCOCOQUAN
SULLINS PROPERTY-RUSSELL	PLN2006-00949	R-2	SF	3	1	2	OCOCOQUAN
TACKETT'S VILLAGE	PLN2004-00375	PMR	MF	72	0	72	OCOCOQUAN
THE OAKS III	PLN2010-00457	SR-1	SF	1	0	1	OCOCOQUAN
VANTAGE POINTE	PLN2011-00161	PMR	TH	57	0	57	OCOCOQUAN
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
BLITZ TIPP (Port O Dumfries)	REZ1958-0118	R-16	MF	60 @	0	60	POTOMAC
BRADY'S VILLAGE	PLN2012-00023	V	MF	12	0	12	POTOMAC
BRIARWOOD OVERLOOK	PLN2011-00440	R-16	MF	73	0	73	POTOMAC
CARBOROUGH HEIGHTS - BOCS	REZ1958-0000	R-4	SF	38 !	25	13	POTOMAC
EAGLES POINTE - BOCS	REZ1958-0000	R-4	SF	223 !	81	142	POTOMAC
EAGLES POINTE - BOCS	REZ1958-0000	R-4C	SF	194 !	178	16	POTOMAC
EBY	REZ1966-0009	R-16	MF	25	0	25	POTOMAC
EWELL'S MILL ESTATES	PLN2005-00119	PMR	SF	100	69	31	POTOMAC
FISHER PROPERTY	PLN2005-00469	R-4	SF	9	1	8	POTOMAC
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2009-00210	PMR	TH	400	0	400	POTOMAC
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2009-00210	PMR	MF	300	0	300	POTOMAC
GRAHAM PARK - BOCS	REZ1958-0000	R-4	SF	104 !	94	10	POTOMAC

Residential Inventory

Case Name ⁷	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining	District ⁶
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 !	24	6	POTOMAC
JOSE L. PENA PROPERTY	PLN2007-00678	R-4	SF	2	1	1	POTOMAC
MARTIN LONAS (Potomac Highlands)	REZ1967-0032	R-16	TH ^M	250	76	174	POTOMAC
METTS ADDITION - BOCS	REZ1958-0000	R-4	SF	7 !	4	3	POTOMAC
MUTUAL INVESTMENT (Briarwood II)	REZ1967-0041	R-16	MF	158 @	70	88	POTOMAC
POTOMAC SHORES ⁸	Multiple	PMD, PMR	TH ^M	1,329	0	1,329	POTOMAC *
POTOMAC SHORES ⁸	Multiple	PMD, PMR	SF ^M	1,329	0	1,329	POTOMAC *
POTOMAC SHORES ⁸	Multiple	PMD, PMR	MF ^M	1,329	0	1,329	POTOMAC *
POWELLS CREEK OVERLOOK	REZ1990-0041	R-4	SF	51	12	39	POTOMAC
REPUBLIC (Eagles Point)	PLN2001-00175	PMR	SF	400 !	224	176	POTOMAC
REPUBLIC (Eagles Point)	PLN2001-00175	R-4	SF	293 !	0	293	POTOMAC *
STONEWALL MANOR - BOCS	REZ1998-0034	R-4	SF	111 !	82	29	POTOMAC
THE HAVEN AT FORTUNA VILLAGE	PLN2011-00373	R-16	MF	244	0	244	POTOMAC
YARBROUGH	PLN2004-00218	R-4	SF	9	0	9	POTOMAC
BELMONT CENTER	REZ1999-0022	PMD	MF	742	0	742	WOODBIDGE
CAFRTIZ (Newport, Port Potomac)	REZ1958-0040	R-4C	SF	249	227	22	WOODBIDGE
COMPTON (Orchard Landing)	REZ1969-0009	R-16	MF	486 @	184	302	WOODBIDGE
DAWSON PROPERTY	PLN2004-00390	R-6	SF	11	0	11	WOODBIDGE
HESS (River Oaks)	REZ1967-0034	R-16	MF	214 !	20	194	WOODBIDGE
HESS (River Oaks)	REZ1967-0034	R-16	TH	20 !	0	20	WOODBIDGE
KENSINGTON PLACE	PLN2012-00256	R-30	MF	315 !	0	315	WOODBIDGE
OPITZ CROSSING	PLN2004-00247	PMR	MF	130	0	130	WOODBIDGE
PAHLAVINA PROPERTY - BOCS	REZ1958-0000	R-4	SF	2 !	1	1	WOODBIDGE
POTOMAC HEIGHTS	PLN2004-00189	PMR	MF	288	0	288	WOODBIDGE
POTOMAC TOWN CENTER	PLN2011-00179	PMD	MF	500	0	500	WOODBIDGE

Residential Inventory

Case Name ⁷	Case Number	Zone	Type ³	Approved ¹	Built ²	Remaining	District ⁶
POTOMAC VIEW 2 - BOCS	REZ1958-0000	R-4	SF	4 !	0	4	WOODBIDGE
POWELLS LANDING	REZ1988-0023	R-6	TH	182 !	29	153	WOODBIDGE
RIPPON CENTER	PLN2009-00022	PMR	MF	550	0	550	WOODBIDGE
RIPPON LANDING	REZ1986-0026	RPC	TH	1,393	1,180	213	WOODBIDGE
RIPPON LANDING	REZ1986-0026	RPC	MF	436	285	151	WOODBIDGE
RIVERGATE	PLN2005-00565	PMR	MF	720	0	720	WOODBIDGE
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
WEST POTOMAC	PLN2004-00349	PMR	MF	654	57	597	WOODBIDGE
WOODBIDGE CLAY AND BELL	REZ1958-0100	R-16	MF	558 @	152	406	WOODBIDGE
						total ⁵ 21,972	

Notes:

1. Unless otherwise noted, approved units are based on recorded 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 has been reduced to match the subdivision plat or remaining area and no longer gives the entire rezoning quantity.
2. Built units are based on 12/31/2012 GIS Premise Address database.
3. Unit types marked with an "M" indicate that the mix of units has been estimated because the proffers allow the developer flexibility of unit type.
4. Dale City remaining units are based on Hylton Enterprises' "Land Pipeline Report".
5. This total does not include any A-1 zoned residential subdivisions.
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. Case Names ending in "-BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision name is the Case Name.
8. Potomac Shores consists of these cases: PLN2000-00077, PLN2000-00078, PLN2010-00454, and PLN2010-00455. An overall dwelling unit cap with approximate unit types is reported from these cases.



Inventory of Units in Rural Area Residential Rezoning Remaining to be Built as of December 31, 2012

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 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 units based on assigned premise addresses that have been issued a certificate of occupancy.

Remaining - This column represents 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 8

Case Name ⁴	Case Number	Zone	Type	Approved ¹	Built ²	Remaining	District
GATEWAY OAKS	PLN2001-00001	SR-1	SF	8	6	2	BRENTSVILLE
GREENWICH GREEN	REZ1990-0030	SR-5	SF	8 !	7	1	BRENTSVILLE
JONES - BOCS	REZ1958-0000	R-4	SF	63 !	13	50	BRENTSVILLE
BRADLEY FOREST - BOCS	REZ1958-0000	R-4	SF	180 !	164	16	COLES
BRISTOW WOODS	REZ1989-0090	SR-5	SF	16	0	16	COLES
COMPTON	REZ1983-0002	SR-1	SF	6 !	4	2	COLES
COMPTON	REZ1983-0002	SR-5	SF	13 !	11	2	COLES
LION TRACT LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	54 @	32	22	COLES
MAGRATH LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	147 @	85	62	COLES

Residential Inventory

Case Name ⁴	Case Number	Zone	Type	Approved ¹	Built ²	Remaining	District
OAKS JOHNSON LAKE JACKSON HILLS - BOCS	REZ1958-0000	R-4	SF	99 @	32	67	COLES
CHIMNEYS	REZ1989-0055	SR-5	SF	2	0	2	GAINESVILLE
CHIMNEYS	REZ1989-0070	SR-5	SF	2	1	1	GAINESVILLE
GEISEL	REZ1984-0048	SR-1	SF	1	0	1	GAINESVILLE
GEISEL	REZ1984-0048	SR-5	SF	2	0	2	GAINESVILLE
MEADOWLIN	REZ1986-0001	SR-1	SF	44	34	10	GAINESVILLE
total ³						256	

Notes:

1. Unless otherwise noted, approved units are based on recorded 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 has been reduced to match the subdivision plat or remaining area and no longer gives the entire rezoning quantity.
2. Built units are based on 12/31/2012 GIS Premise Address database.
3. This total does not include any A-1 zoned residential subdivisions.
4. Case Names ending in "-BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision name is the Case Name.



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

1/1/2012 through 12/31/2012

Table 9

Case Number	Case Name	Acreage	Single Family Units	Townhouse Units	Multi-Family Units	Unit Total	Approval Date	Application Type
PLN2011-00373	THE HAVEN AT FORTUNA VILLAGE	15.27	-	-	244	244	1/10/2012	REZ
PLN2010-00457	THE OAKS III	17.80	1	-	-	1	1/10/2012	REZ
PLN2011-00059	LAROCHE/GERMAN PROPERTIES	6.22	17	-	-	17	1/10/2012	REZ
PLN2012-00021	WOLF RUN RESIDENTIAL	4.68	11	-	-	11	2/21/2012	REZ
PLN2012-00023	BRADY'S VILLAGE	3.21	-	12	-	12	3/13/2012	REZ
PLN2011-00359	VILLAGES OF PIEDMONT II	493.49	132	261	-	393	5/1/2012	REZ
PLN2012-00120	LAKE MANASSAS RPC PARCEL B-2-B	11.90	-	70	-	70	7/17/2012	REZ
PLN2011-00268	NEW DOMINION SQUARE	40.27	-	324	-	324	11/20/2012	REZ
Total Units		592.84	161	667	244	1,072		

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.

Application Type - This column indicates the case type, in these instances, all cases were rezonings.





Inventory of Major Non-Residential Rezoning Cases Remaining to be Built as of December 31, 2012

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.

Table 10

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
ABLE AT WELLINGTON	REZ1998-0022	M/T	3.55	34,794	BRENTSVILLE
AIRPORT COMMERCE CENTER	REZ1985-0045	B-1	2.99	19,562	BRENTSVILLE
AIRPORT GATEWAY COMMERCE CENTER I	PLN2011-00437	M/T	26.62	409,812	BRENTSVILLE
AIRPORT GATEWAY COMMERCE CENTER I	PLN2011-00437	PBD	74.63	1,132,472	BRENTSVILLE
AIRPORT GATEWAY COMMERCE CENTER II	PLN2002-00025	PBD	82.01	1,245,598	BRENTSVILLE
ARC-BOCS	REZ1958-0021	M-1	414.29	3,383,752	BRENTSVILLE
BEYER AUTOMOTIVE	PLN2001-00277	B-1	4.44	29,030	BRENTSVILLE
BROAD RUN LOT	PLN2011-00257	M/T	3.00	29,403	BRENTSVILLE
BROADVIEW CENTER	REZ1989-0039	M-2	52.36	427,622	BRENTSVILLE
BUCKEYE TIMBER PROPERTIES	PLN2008-00600	M-2	23.00	253,000	BRENTSVILLE
BULL RUN	REZ1985-0023	B-1	12.94	84,555	BRENTSVILLE
CANNON	REZ1990-0076	M-1	9.28	75,794	BRENTSVILLE
CAROLINA FREIGHT	REZ1990-0069	M/T	2.68	26,251	BRENTSVILLE
DWOSKIN	REZ1985-0048	M/T	26.15	256,292	BRENTSVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
DWOSKIN	REZ1971-0029	M-2	19.74	161,226	BRENTSVILLE
EARL'S AUTOBODY	PLN2007-00299	M-1	3.43	49,400	BRENTSVILLE
ELI LILLY	PLN2002-00343	PBD	19.80	194,014	BRENTSVILLE
ELI LILLY AT INNOVATION	PLN2007-00749	PBD	122.28	1,198,463	BRENTSVILLE
EVERGREEN TERRACE	PLN2000-00094	B-1	9.70	63,380	BRENTSVILLE
GAINESVILLE CENTER	REZ1994-0016	B-1	16.58	108,334	BRENTSVILLE
GAINESVILLE DEVELOPMENT	REZ1968-0026	B-1	0.21	1,372	BRENTSVILLE
GASKINS	REZ1979-0042	M-2	6.40	52,262	BRENTSVILLE
HB INVESTMENTS	PLN2006-00185	M-1	1.75	20,800	BRENTSVILLE
HORNBAKER INDUSTRIAL PARK	PLN2001-00313	M-1	9.37	76,519	BRENTSVILLE
HORNBAKER INDUSTRIAL PARK-PHASE 3	PLN2008-00354	M/T	15.29	149,853	BRENTSVILLE
HUNTER AT HAYMARKET	PLN2010-00182	O(M)	35.01	343,146	BRENTSVILLE
HUNTER PROPERTY	PLN2010-00309	M-1	97.18	793,718	BRENTSVILLE
IBM	REZ1980-0030	M-2	60.85	497,003	BRENTSVILLE
IBM PROFFER AMENDMENT	PLN2008-00154	PBD	46.01	450,973	BRENTSVILLE
INDEPENDENCE REALTY	PLN2011-00404	M/T	5.31	52,052	BRENTSVILLE
INNOVATION AT PW	PLN2007-00535	PBD	335.98	3,292,940	BRENTSVILLE
INNOVATION EXECUTIVE CENTER	PLN2007-00522	M-2	1.82	14,872	BRENTSVILLE
JAMES MADISON BUSINESS PARK	PLN2010-00045	B-1	12.30	80,387	BRENTSVILLE
JPI-YORKSHIRE	PLN2006-00072	B-1	3.61	25,000	BRENTSVILLE
KIM AND PAK	PLN2005-00216	O(M)	0.97	9,507	BRENTSVILLE
LACY	REZ1958-0034	M-1	17.45	142,523	BRENTSVILLE
LAKE VIEW PROFESSIONAL CENTER	PLN2010-00193	O(M)	10.02	129,500	BRENTSVILLE
LAWS AUCTION	REZ1989-0064	B-1	1.95	12,723	BRENTSVILLE
LEWIS	REZ1969-0034	M-1	6.16	50,295	BRENTSVILLE
MADISON CRESCENT SIGN PACKAGE	PLN2010-00151	PMD	8.00	130,680	BRENTSVILLE
MADISON SQUARE	PLN2008-00325	PMD	18.24	162,200	BRENTSVILLE
MANASSAS AIRPORT INDUSTRIAL PARK	REZ1967-0016	B-1	1.81	11,827	BRENTSVILLE
MANASSAS ASSOCIATES I	REZ1974-0037	B-1	14.35	93,746	BRENTSVILLE
MANASSAS BUSINESS PARK	PLN2006-00498	PBD	155.84	573,000	BRENTSVILLE
MARKET CENTER AT HAYMARKET	PLN2008-00680	PMD	32.47	1,100,000	BRENTSVILLE
MARSHALL CENTER	REZ1988-0083	B-1	23.39	152,823	BRENTSVILLE
MATRIX	PLN2001-00348	M-1	3.98	32,507	BRENTSVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
MAUCK	REZ1982-0001	M-2	8.77	71,595	BRENTSVILLE
MCDONALDS	REZ1991-0017	B-1	0.70	4,574	BRENTSVILLE
MECKLER	REZ1969-0022	B-1	4.17	27,275	BRENTSVILLE
MIDWOOD	PLN2003-00162	PBD	87.82	860,724	BRENTSVILLE
MIDWOOD CENTER	PLN2003-00108	PBD	30.65	300,401	BRENTSVILLE
MOORE	REZ1970-0015	M-1	17.92	146,362	BRENTSVILLE
N AND E COMPANY	REZ1971-0042	M-1	34.75	283,785	BRENTSVILLE *
NEW BRISTOW OFFICE CENTER	PLN2005-00014	O(L)	1.37	8,958	BRENTSVILLE
NORTHWEST FEDERAL CREDIT UNION (SUP)	PLN2011-00018	B-1	1.15	5,000	BRENTSVILLE
PAXTON BUSINESS PARK	PLN2001-00269	M-1	20.45	167,002	BRENTSVILLE
PAXTON BUSINESS PARK	PLN2001-00269	O(F)	11.45	112,199	BRENTSVILLE
PEMBROOKE	PLN2006-00091	B-1	15.10	98,663	BRENTSVILLE
PLANTATION INVESTMENT	REZ1974-0036	M-2	9.67	78,979	BRENTSVILLE
PRICE EAGLE	REZ1986-0018	B-1	6.14	40,110	BRENTSVILLE
PRINCE WILLIAM ELECTRIC COOPERATIVE	REZ1958-0060	B-1	18.96	123,866	BRENTSVILLE
PRINCE WILLIAM GATEWAY	PLN2006-00943	O(M)	16.07	157,454	BRENTSVILLE
RANDOLPH RIDGE, LLC	PLN2011-00325	M/T	4.88	47,843	BRENTSVILLE
RECTOR	REZ1976-0002	B-1	9.87	64,506	BRENTSVILLE
RECTOR SEELEY	REZ1966-0047	M-1	28.04	229,017	BRENTSVILLE
REDSTONE INDUSTRIAL PARK	PLN2008-00253	M-1	54.07	441,625	BRENTSVILLE
RELOCATION OF MCDONALD'S - RTE 29 (SUP)	PLN2011-00383	B-1	1.16	4,028	BRENTSVILLE
RINALDI	REZ1987-0035	M-1	2.32	18,949	BRENTSVILLE
RPT INDUSTRIAL PARK	REZ1989-0056	M-1	10.75	87,801	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
SOWDER PROFFER AMENDMENT	PLN2005-00600	PBD	86.91	851,805	BRENTSVILLE
STADLER PROPERTY	PLN2011-00007	B-1	3.14	20,536	BRENTSVILLE
STOKES	REZ1987-0089	PBD	26.01	254,965	BRENTSVILLE *
STRINGER	PLN2001-00174	B-1	1.38	9,017	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	M-2	8.10	60,000	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	PMD	29.47	173,300	BRENTSVILLE
VETERANS FARM CLUB (PWC Fairgrounds)	REZ1958-0048	B-1	48.16	314,654	BRENTSVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
VIRGINIA GATEWAY PROMENADE ADDITION	PLN2012-00174	B-1	35.02	215,059	BRENTSVILLE
VIRGINIA MEADOWS	REZ1986-0004	M-2	24.83	202,833	BRENTSVILLE
WELLINGFORD INDUSTRIAL PARK	PLN2004-00180	M-1	8.45	69,021	BRENTSVILLE
WELLINGFORD INDUSTRIAL PARK	REZ1984-0053	M-1	2.50	20,427	BRENTSVILLE
WELLINGFORD SOUTH	REZ1989-0069	M-2	26.85	219,288	BRENTSVILLE
WELLINGTON EQUITIES	REZ1985-0057	M-2	3.06	25,003	BRENTSVILLE
WELLINGTON GLEN	PLN2004-00105	O(F)	14.68	148,500	BRENTSVILLE
WELLINGTON GLEN	PLN2012-00105	PMD	100.01	1,045,600	BRENTSVILLE
WELLINGTON GLEN	PLN2004-00105	PMD	21.80	278,000	BRENTSVILLE
WELLINGTON PARK	PLN2009-00016	B-1	10.77	180,000	BRENTSVILLE
WELLINGTON SQUARE	REZ1988-0025	B-1	2.26	14,772	BRENTSVILLE
WELLINGTON STATION	REZ1989-0022	M-2	18.75	153,159	BRENTSVILLE
WORSHAM	REZ1979-0021	M-2	20.39	166,505	BRENTSVILLE
YORKSHIRE PROFESSIONAL CENTER	REZ1990-0040	O(L)	1.72	16,200	BRENTSVILLE
YOUTH FOR TOMORROW/STADLER PROP	PLN2010-00397	B-1	39.05	255,122	BRENTSVILLE
AEC LIMITED - BOCS	REZ1958-0000	B-1	7.53	49,191	COLES
BREEDEN	REZ1958-0052	B-1	8.92	58,299	COLES
COLCHESTER BUSINESS PARK	PLN2009-00117	M/T	19.35	189,649	COLES
DIBEX	REZ1989-0079	B-1	5.41	35,322	COLES
GARCIA OFFICE PARK	PLN2002-00204	O(L)	4.86	31,741	COLES
GAS-A-GOGO (SUP)	PLN2011-00287	B-1	0.59	4,000	COLES
GLEN-GERY CAPITAL LAND DEVELOPMENT	PLN2006-00848	M/T	16.39	160,633	COLES
GLEN-GERY CAPITAL LAND DEVELOPMENT	PLN2006-00848	M-2	98.61	805,395	COLES
GLEN-GERY GODWIN DRIVE PROPERTY	PLN2010-00141	M-1	151.13	1,234,383	COLES
GODWIN WOODS	PLN2001-00078	B-2	9.49	46,484	COLES
GREAT OAK	REZ1987-0021	M-2	20.95	171,109	COLES
HOADLY - GRACE REFORMED PRESB CH (SUP)	PLN2012-00175	A-1	5.83	15,980	COLES
KELLER ROBINSON	PLN2000-00196	B-1	3.81	24,904	COLES
LAWSON	REZ1976-0027	B-1	0.19	1,267	COLES
STAPLES MILL	REZ1998-0018	B-2	2.06	10,093	COLES
VOGEL	REZ1987-0023	PBD	9.69	94,970	COLES
WILLIAMS	REZ1974-0030	B-1	6.91	45,142	COLES
WOODBIDGE SEVENTH DAY ADVENTIST	PLN2008-00424	O(M)	6.40	60,000	COLES

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
AMERICAN TRADE CENTER	REZ1990-0024	B-3	4.99	16,302	GAINESVILLE
AMERICAN TRADE CENTER	REZ1990-0024	M-2	2.05	16,780	GAINESVILLE
BALLSFORD	REZ1998-0019	PBD	40.69	398,803	GAINESVILLE
BATTLEFIELD BUSINESS PARK	REZ1988-0030	PBD	5.44	53,271	GAINESVILLE
GOSSOM	REZ1967-0013	B-1	1.00	6,535	GAINESVILLE
GREENHILL CROSSING	REZ1998-0002	B-1	1.68	10,977	GAINESVILLE
HAYMARKET CROSSING	PLN2008-00668	PBD	73.50	720,386	GAINESVILLE
HERITAGE HUNT - SIMS PROPERTY	PLN2009-00177	PMD	12.82	90,000	GAINESVILLE
HERITAGE HUNT COMMERCIAL	PLN2003-00046	PBD	21.88	214,446	GAINESVILLE
HERITAGE HUNT COMMERCIAL - LB - C	PLN2009-00176	PBD	7.07	20,000	GAINESVILLE
HERITAGE HUNT COMMERCIAL - LB - D	PLN2010-00456	PBD	2.14	19,308	GAINESVILLE
JOHN MARSHALL COMMONS	REZ1987-0051	B-1	12.82	83,762	GAINESVILLE
JOHN MARSHALL COMMONS	REZ1987-0051	M-2	12.51	102,172	GAINESVILLE
LIBBY	REZ1981-0015	M-1	49.71	405,996	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	PLN2006-00234	PMD	28.55	466,291	GAINESVILLE
MARKET CENTER AT HAYMARKET	PLN2008-00680	PMD	32.47	300,000	GAINESVILLE
MOUNT JACKSON	REZ1990-0068	B-1	1.13	7,384	GAINESVILLE
ORCHARD GLEN REZONING	PLN2007-00274	O(F)	0.87	26,983	GAINESVILLE
SIMS PROPERTY	PLN2002-00125	PMD	26.41	700,000	GAINESVILLE
SIXTY SIX COMMERCE CENTER	PLN2003-00093	M-1	2.07	16,907	GAINESVILLE
SOMERSET	REZ1998-0002	B-1	3.70	24,189	GAINESVILLE
SOUTHVIEW	REZ1997-0004	B-1	100.97	1,132,560	GAINESVILLE
SUNNYBROOK	REZ1987-0046	B-1	2.25	14,702	GAINESVILLE
SUNNYBROOK DEVELOPMENT	REZ1993-0013	B-1	12.85	83,962	GAINESVILLE
VILLAGE AT HEATHCOTE	PLN2004-00298	PBD	7.49	73,409	GAINESVILLE
VILLAGE PLACE	PLN2002-00139	PMD	41.80	650,200	GAINESVILLE
WESTMARKET	REZ1988-0081	B-1	32.77	214,118	GAINESVILLE
WHEELER	REZ1958-0043	B-1	26.05	170,211	GAINESVILLE
WHEELER SMITH WOOD SOLITE	REZ1969-0021	M-1	226.82	1,852,539	GAINESVILLE
CENTREPOINTE	REZ1991-0016	PBD	17.26	169,182	NEABSCO

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
COUNTY CENTER	PLN2000-00132	PMD	5.11	83,472	NEABSCO
DALE CITY ⁵	REZ1990-0006	RPC	148.19	704,656	NEABSCO *
ELM FARM	REZ1972-0024	O(H)	20.97	342,492	NEABSCO
ENGLISH OAKS II COMMERCE CENTER	PLN2007-00146	O(M)	9.86	96,629	NEABSCO
GARBER	REZ1973-0024	O(H)	25.04	409,019	NEABSCO
GILBERT	REZ1974-0033	O(L)	1.30	8,494	NEABSCO
HOLLIS	REZ1989-0081	O(L)	1.05	6,849	NEABSCO
HOLLIS	REZ1985-0004	O(L)	1.04	6,823	NEABSCO
HYLTON CHAPEL	REZ1994-0001	B-1	3.65	23,849	NEABSCO
LONG MCGLOTHLIN	REZ1987-0033	B-1	9.34	61,028	NEABSCO
MASSEY	REZ1983-0001	O(L)	3.30	21,540	NEABSCO
NEABSCO COMMON PRA	PLN2009-00554	O(H)	13.40	396,780	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
WALNUT GROVE	REZ1989-0074	B-1	23.12	151,066	NEABSCO
WILLIAMS	REZ1987-0008	O(L)	1.96	12,791	NEABSCO
CATON'S CROSSING	PLN2009-00339	PMD	12.24	199,948	OCCOQUAN
DAVIS	REZ1973-0013	B-1	1.23	8,038	OCCOQUAN
GARBER	REZ1975-0015	B-1	0.91	5,964	OCCOQUAN
GARBER PROPERTY	PLN2000-00055	B-1	4.93	32,213	OCCOQUAN
GLEATON	REZ1976-0003	B-1	18.31	119,638	OCCOQUAN
J. MANLEY GARBER	REZ1975-0016	B-1	1.18	7,710	OCCOQUAN
KAZOBIE LP	REZ1987-0053	B-1	3.53	23,079	OCCOQUAN
KINCHELOE	REZ1983-0009	B-1	1.92	12,545	OCCOQUAN
LAKE POINT OFFICE PARK	REZ1995-0014	B-1	17.58	114,868	OCCOQUAN
LYNCH	REZ1998-0010	B-1	4.46	29,170	OCCOQUAN
OHS	REZ1985-0027	O(L)	0.35	2,272	OCCOQUAN
OLD BRIDGE ESTATES	REZ1987-0074	B-2	4.11	20,151	OCCOQUAN
PARK CENTER NORTH	REZ1990-0037	PBD	43.62	427,472	OCCOQUAN

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
POTOMAC INDUSTRIAL PARK	REZ1991-0033	B-1	3.02	19,733	OCCOQUAN
PRINCE WILLIAM COMMONS	PLN2000-00118	PBD	26.57	260,437	OCCOQUAN
REIDS PROSPECT	PLN2000-00041	PMD	16.96	277,042	OCCOQUAN
RIVERSIDE	REZ1989-0076	B-1	1.54	10,034	OCCOQUAN
ROLLINGWOOD CENTER	PLN2004-00160	B-1	1.42	10,000	OCCOQUAN
SHERBROOKE	REZ1986-0002	B-1	3.52	23,000	OCCOQUAN
SMOKETOWN STATIONS	REZ1991-0035	PBD	0.53	5,195	OCCOQUAN
STAYBRIDGE SUITES - TELEGRAPH ROAD	PLN2008-00328	B-1	2.62	17,105	OCCOQUAN
TELEGRAPH ROAD ASSOCIATES	REZ1987-0077	B-1	9.74	63,641	OCCOQUAN
TELEGRAPH ROAD ASSOCIATES	REZ1987-0077	M-2	12.33	100,686	OCCOQUAN
TELEGRAPH ROAD HOTEL	PLN2007-00280	B-1	2.97	19,425	OCCOQUAN
THE GLEN	PLN2006-00525	B-1	9.45	61,717	OCCOQUAN
THE OAKS III	PLN2010-00457	O(L)	2.93	32,500	OCCOQUAN
TRAVERS	REZ1982-0015	B-1	0.68	4,443	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	1.39	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
ASHLAND	REZ1997-0034	B-1	22.76	165,000	POTOMAC
ASHLAND COMMUNITY SQUARE PHARMACY (SUP)	PLN2011-00122	B-1	1.64	10,699	POTOMAC
AWANA HOTEL (SUP)	PLN2011-00256	B-1	3.04	13,580	POTOMAC
HARBOR STATION SOUTH ADDITION PRA	PLN2010-00454	PMD	40.71	105,000	POTOMAC
HARBOR STATION SOUTH AMENDMENT	PLN2010-00455	PBD	235.81	1,605,000	POTOMAC
HYLTON	REZ1971-0034	B-1	21.45	140,154	POTOMAC
JOHNSON WIMSATT (Southbridge Plaza)	REZ1967-0029	B-1	2.53	16,531	POTOMAC
KELLYS RIDGE DEVELOPMENT (EGG)	REZ1990-0080	B-1	4.57	29,860	POTOMAC
MANDERFIELD	REZ1958-0082	B-1	10.96	71,642	POTOMAC
MOUNT ZION BAPTIST CH SUP AMENDMENT (SUP)	PLN2013-00095	R-4	17.64	54,000	POTOMAC
PERS CONSTRUCTION	PLN2003-00051	M-2	2.87	23,478	POTOMAC
PRINCE WILLIAM FIVE ASSOCIATES	REZ1975-0001	B-1	27.64	180,577	POTOMAC
PRINCE WILLIAM FIVE ASSOCIATES	REZ1975-0001	M-2	8.69	70,984	POTOMAC
PRINCETON WOODS	REZ1987-0061	M-2	9.99	81,569	POTOMAC

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
PRINCETON WOODS PAD SITE 1	REZ1990-0080	B-1	1.31	8,560	POTOMAC
PRINCETON WOODS PAD SITE 2	REZ1966-0037	B-1	1.66	10,846	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	4.71	30,808	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	54.82	447,721	POTOMAC
VAN BUREN INVESTMENTS	REZ1986-0014	PBD	35.72	350,095	POTOMAC
WICKLIFFE BUSINESS CENTER	REZ1989-0035	M-2	25.66	209,612	POTOMAC
WICKLIFFE VILLAGE	REZ1988-0009	M-2	58.50	477,766	POTOMAC
BARRONS GRANT	REZ1995-0008	B-1	1.14	7,419	WOODBIDGE
BB&T MARUMSCO PLAZA (SUP)	PLN2012-00130	B-1	0.92	4,600	WOODBIDGE
BELMONT CENTER	REZ1999-0022	PMD	18.60	2,200,000	WOODBIDGE
BRAXTON	REZ1968-0004	B-1	2.70	17,642	WOODBIDGE
BURKE AND HERBERT BANK (SUP)	PLN2010-00118	B-1	0.81	2,412	WOODBIDGE
DAWSON	REZ1980-0015	B-1	2.39	15,616	WOODBIDGE
ELROD (Potomac Club, Park Square)	REZ1973-0025	B-1	38.56	251,951	WOODBIDGE
FEATHERSTONE IND PARK	REZ1986-0017	M-1	9.88	80,695	WOODBIDGE
HARVEST LIFE CHANGERS CHURCH (SUP)	PLN2010-00284	B-1	15.54	205,000	WOODBIDGE
HEPNER	REZ1976-0025	O(L)	0.62	4,083	WOODBIDGE
HESS	REZ1967-0034	B-1	17.51	114,410	WOODBIDGE
I-95 INVESTORS	REZ1993-0011	B-1	1.20	7,860	WOODBIDGE
JONES	REZ1973-0021	O(L)	2.90	18,944	WOODBIDGE
KIRCHER	REZ1985-0041	B-1	18.36	119,937	WOODBIDGE
KOONS	PLN2003-00065	B-1	4.40	28,740	WOODBIDGE
LINDSAY AUTOMOBILE DEALERSHIP (SUP)	PLN2012-00139	B-1	5.01	38,230	WOODBIDGE
MALLOY HYUNDAI (SUP)	PLN2006-00725	B-1	2.77	18,112	WOODBIDGE
MARUMSCO PLAZA PAD SITES	REZ1958-0032	B-1	1.72	11,238	WOODBIDGE
MARUMSCO PLAZA PHARMACY (SUP)	PLN2012-00044	B-1	1.66	15,000	WOODBIDGE
MARUMSCO PLAZA RESTAURANT (SUP)	PLN2012-00145	B-1	1.02	2,600	WOODBIDGE
POTOMAC HOSPITAL	PLN2003-00299	O(H)	8.51	80,000	WOODBIDGE
POTOMAC TOWN CENTER	PLN2011-00179	PMD	4.78		WOODBIDGE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
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
SOUTHBRIDGE	PLN2000-00077	PMD	46.48	1,896,280	WOODBIDGE
SOWER	REZ1972-0037	O(L)	1.99	12,989	WOODBIDGE
WALTERS	REZ1972-0026	B-1	3.18	20,800	WOODBIDGE
WILLS	REZ1958-0094	B-1	1.85	12,057	WOODBIDGE
WOODBIDGE CLAY AND BELL	REZ1958-0100	B-1	14.41	94,155	WOODBIDGE
			total ⁶ ± 5,500	total ⁷ 51,408,085	

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 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.
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.



Rezoning and Special Use Permits Approved by the Board of County Supervisors for Non-Residential Development

Table 11

1/1/2012 through 12/31/2012

Case Number	Case Name	Acreage	Total Sq	Approval Date	Application Type
			Ft		
PLN2010-00457	THE OAKS III	17.80	32,500	1/10/2012	REZ
PLN2011-00287	GAS-A-GOGO	0.59	4,000	2/7/2012	SUP
PLN2011-00256	AWANA HOTEL	3.05	13,580	2/21/2012	SUP
PLN2012-00130	BB&T MARUMSCO PLAZA	0.92	4,600	3/13/2012	SUP
PLN2012-00044	MARUMSCO PLAZA PHARMACY	1.66	15,000	3/13/2012	SUP
PLN2012-00145	MARUMSCO PLAZA REST W/ DRIVE-THROUGH	1.02	2,600	3/13/2013	SUP
PLN2007-00274	ORCHARD GLEN	0.86	26,983	7/17/2012	REZ
PLN2012-00175	HOADLY - GRACE REFORMED PRESBYTERIAN CHURCH	5.94	15,980	10/2/2012	SUP
PLN2011-00257	BROAD RUN LOT	3.00	98,010	12/4/2012	REZ
PLN2012-00139	LINDSAY AUTOMOBILE DEALERSHIP	7.95	38,230	12/4/2012	SUIP
PLN2013-00095	MOUNT ZION BAPTIST CHURCH SUP AMENDMENT	17.55	54,000	12/4/2012	SUP
Totals		60.34	305,483		

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.
- Total Sq Ft** - This column indicates the sum of gross floor area in the four categories.
- Approval Date** - This column represents the date the rezoning was approved by the Board.
- Application Type** - This column indicates the case type, in these instances, all cases were Rezoning.

Non-Residential Inventory Floor Area Ratio Trends

Table 12

LRLU 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 13

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

Table 14

Undeveloped Acres in the Development Area	
Land Use Classification	Undeveloped Acreage
AE	1
CEC	396
CR	1
EI	57
ER	1,482
FEC	963
GC	64
NC	26
O	274
RCC	21
REC	930
SRH	122
SRL	729
SRM	69
SRR	3,345
UMU	6
URH	12
URM	6
	8,504
*Excludes Rural Area	

Undeveloped Area by Long-Range Land Use

The development potential of undeveloped A-1 lands within the development area (Tables 3 and 4) is calculated from the values in Table 15. Some long-range land use values (CEC, RCC, REC, and UMU) are used in both residential and non-residential calculations as they offer a mix of potential development. A portion of the ER (896 acres) that falls within the SRR classified parcels was added to the SRR during the calculation process to obtain the 4,239 acres on Table 3 as the density calculation may include ER area of the project in this land use classification. The average FAR was used for calculations to determine mid-range or average totals.

Revitalization Area by Long-Range Land Use

The development potential of underdeveloped lands within the revitalization areas (Tables 5 and 6) is calculated from the values in Table 16. Some long-range land use values (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.

Table 15

Undeveloped Areas in the Revitalization Area	
Land Use Classification	Undeveloped Acreage
CEC	57
ER	155
GC	235
NC	15
O	36
SRH	105
SRL	599
SRM	25
UMU	204
URL	1
URM	44
VMU	58
	1,534

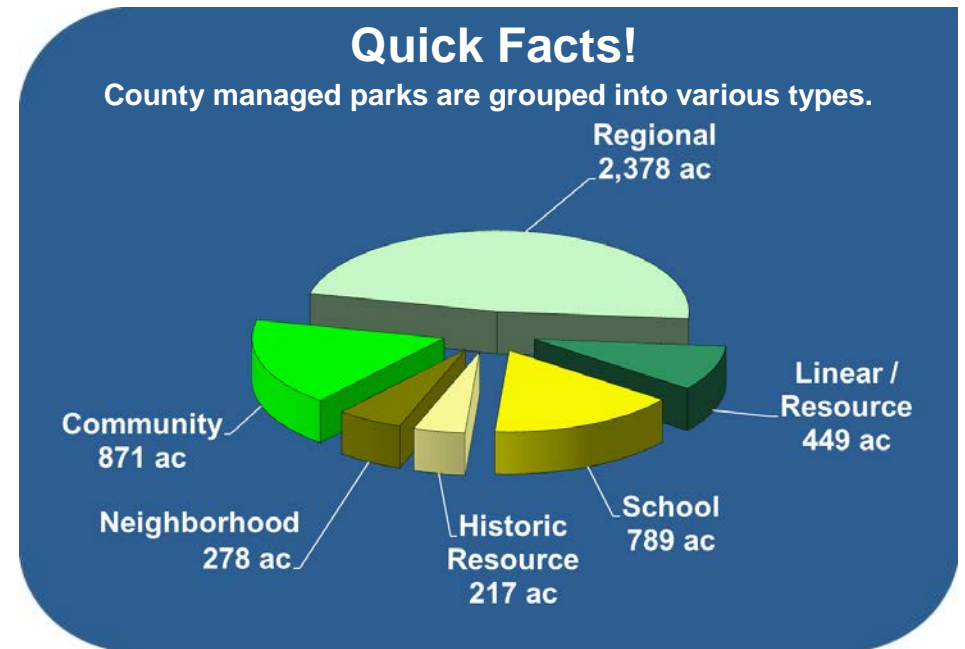
Parks

Parks

Park land 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 park land through subdivision or proffers. Additionally, new park land is acquired, conservation easements are recorded, and historical and cultural resources are protected. The County goal, established in the *Parks, Open Space and Trails* 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 park lands for every 1,000 people. The larger standard was created as a means of taking into account the large amount of federal and state park lands that are available in the County. The estimated total park land is 27,886 acres.

The County's GIS was used to calculate acreage totals from the parks layer. As of December 31, 2012, the total County managed park lands total 4,978 acres. The Department of Parks and Recreation manage 4,207 acres of which 329 acres of land are leased. Additionally, the GIS indicates that the School Board controls approximately 789 acres of park lands and approximately 217 additional acres are maintained by Public Works as historic resources open to the public.

The estimated population for Prince William County on December 31, 2012 was 415,912. Thus, the County currently has 67 acres of park land per 1,000 people and 12 acres per 1,000 people of County-owned park land.



Parks

Park Type Descriptions

Neighborhood Park

This general classification of parks 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 park classification includes 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 park 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 will 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 primarily includes ball fields and golf courses leased by the County for public 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

Protected Open Space

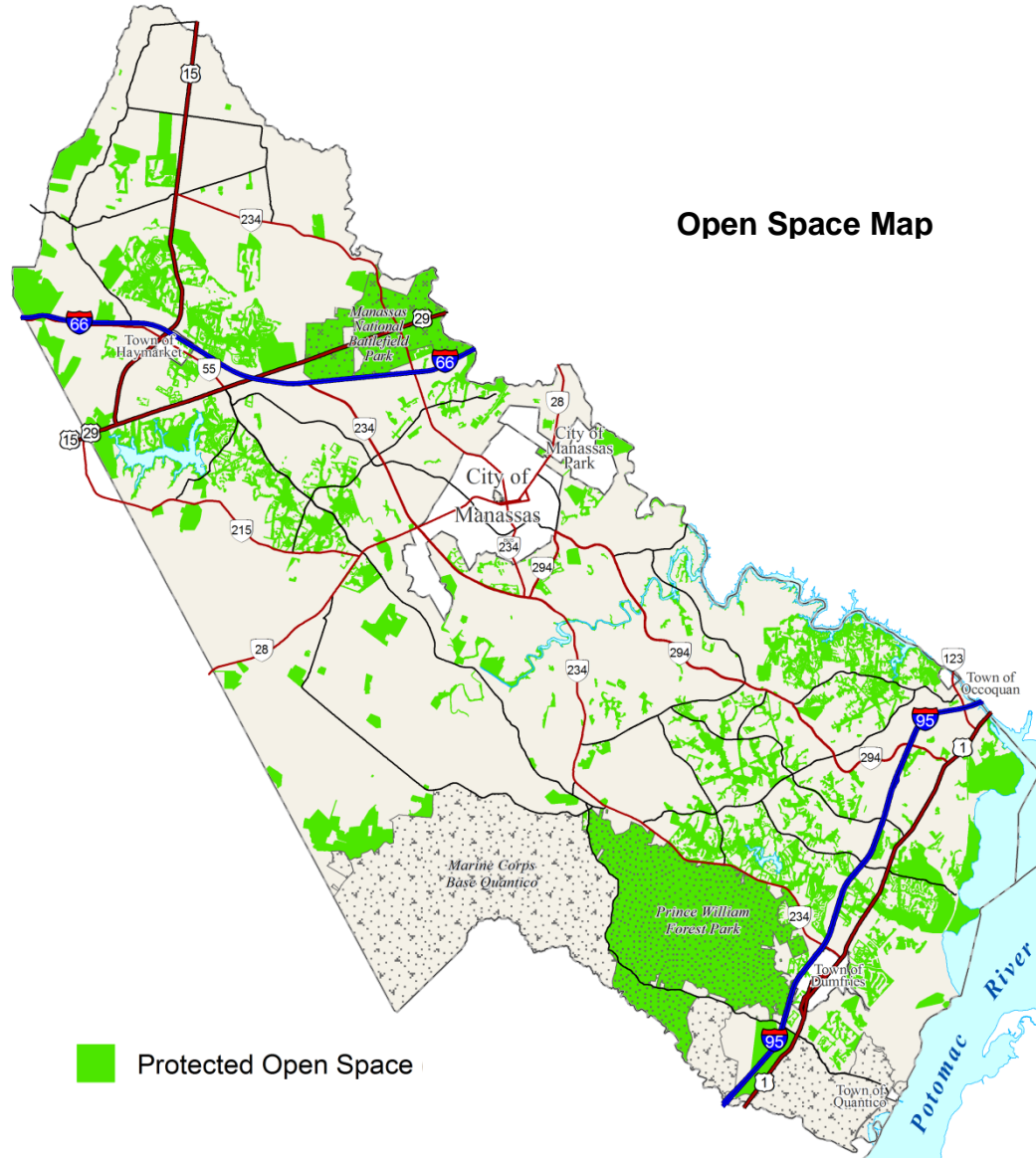
Protected Open Space

Protected Open Space is land that is protected from development with perpetual conservation or open space easement or fee ownership, held by federal, state, or local government or nonprofit organization for natural resource, forestry, agriculture, wildlife, recreation, historic, cultural, or open space use, or to sustain water quality and living resources values. The *Comprehensive Plan* sets a goal that at least 50% of County park lands shall be left undeveloped for resource protection, open space, or passive recreation. Another goal is that 39% of the County's land area, exclusive of Marine Corps Base Quantico, should be protected open space.

The table to the right shows the name and address of protected lands totaling 439 acres that were added to the protected open space inventory in 2012. The ongoing development of the GIS layer has also added 2,856 acres of previously unidentified protected lands. This provides a total of 43,524 acres of protected open space or 22.6% of the County less Marine Corps Base Quantico.

Table 16

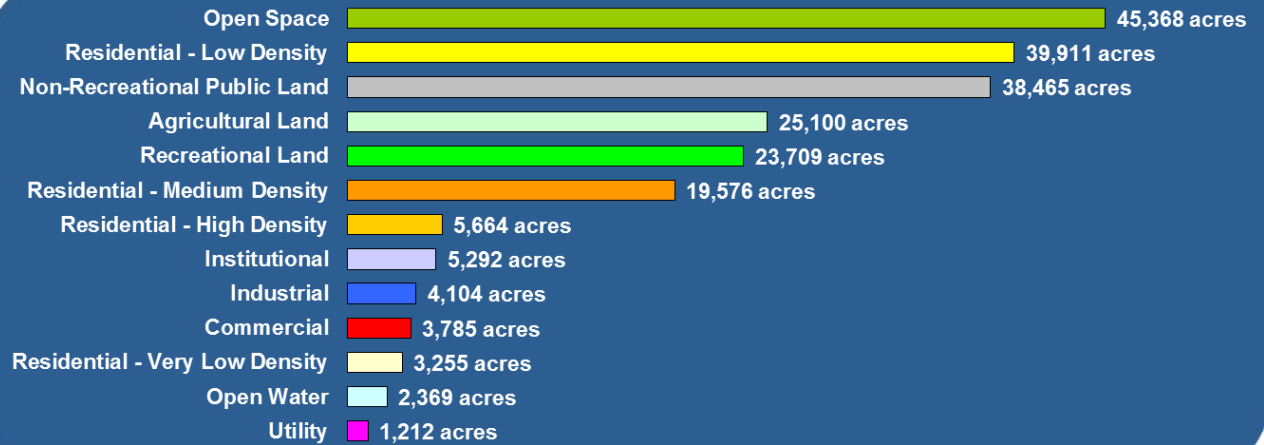
Name	Address	Acreage
Barnes Meadows HOA	5546 BARNES LN	3.09
Barnes Meadows HOA	14988 SPRIGGS VALLEY CT	2.63
Barnes Meadows HOA	5615 SPRIGGS MEADOW DR	0.58
Barnes Meadows HOA	5616 SPRIGGS MEADOW DR	1.11
Barnes Meadows HOA	14719 MINNIEVILLE RD	3.88
Liberty Manor HOA	5600 LIBERTY MANOR CL	0.97
Liberty Manor HOA	5601 LIBERTY MANOR CL	3.73
Ewell's Mill Park Site	15370 WITS END DR	44.48
Ewell's Mill Park Site	15425 EWELLS MILL WAY	21.11
Harbor Station Communities HOA	2100 POTOMAC RIVER BL	16.44
Harbor Station Communities HOA	2170 POTOMAC RIVER BL	16.87
Harbor Station Communities HOA	2168 POTOMAC RIVER BL	8.46
Harbor Station Communities HOA	2300 POTOMAC RIVER BL	17.11
Holland Shores HOA	3196 SHOREVIEW RD	54.43
Lehigh Portland Park Site	13865 NOKESVILLE RD	24.97
Prince William County Park Site	14687 MINNEVILLE RD	20.59
Prince William County Park Site	14994 SPRIGGS TREE LN	2.44
Prince William County Park Site	14712 MINNIEVILLE RD	19.68
Prince William County Park Site	15451 ANN ARDEN AV	65.41
Prince William County Park Site	14721 MINNIEVILLE RD	86.67
Reids Prospect HOA	4501 POND WAY	2.67
Saranac HOA	14518 BLUFF POINT CT	8.37
The NRA Foundation Inc	1940 OLD BRIDGE RD	13.65
Total Acres		439.35



Current Land Use Analysis

Current Land Use

This is an analysis of the current land use conditions of the lands of 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, 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 rights-of-way, and Marine Corps Base Quantico.

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 – Park lands owned by Prince William County, along with state and federal parks.

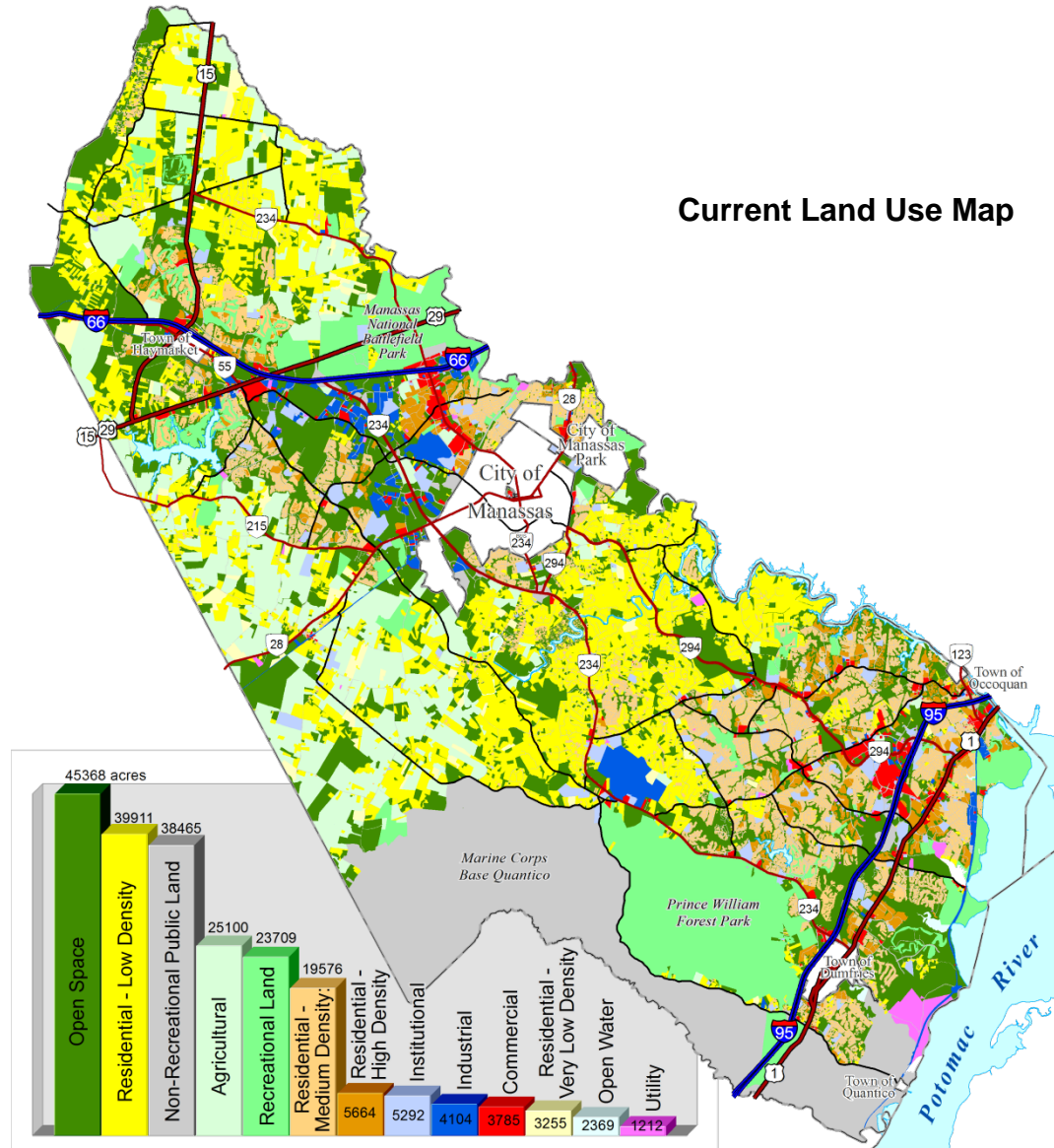
Residential-High Density – Developed residential lots of less than 6,000 square feet.

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

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

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.



List of Abbreviations

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

List of Abbreviations

R-4	Suburban Residential zoning district	SRL	Suburban Residential Low long-range land use classification
R-4C	Suburban Residential Clustered zoning district	SRM	Suburban Residential Medium long-range land use classification
R-6	Suburban Residential zoning district	SRR	Semi-Rural Residential long-range land use classification
R-16	Suburban Residential High zoning district	SUP	Special Use Permit
R-30	Urban Residential zoning district	TH	Townhouse dwelling
RCC	Regional Commercial Center long-range land use classification	UMU	Urban Mixed-Use long-range land use classification
REC	Regional Employment Center long-range land use classification	URH	Urban Residential High long-range land use classification
REZ	Rezoning	URL	Urban Residential Low long-range land use classification
ROD	Redevelopment Overlay District	URM	Urban Residential Medium long-range land use classification
RPC	Residential Planned Community zoning district and long-range land use classification	VMU	Village Mixed-Use long-range land use classification
SF	Single-family detached dwelling or Square Feet	VDOT	Virginia Department of Transportation
Sq Ft	Square feet		
SR-1	Semi-Rural Residential zoning district		
SR-1C	Semi-Rural Residential Clustered zoning district		
SR-3	Semi-Rural Residential zoning district		
SR-3C	Semi-Rural Residential Clustered zoning district		
SR-5	Semi-Rural Residential zoning district		
SR-5C	Semi-Rural Residential Clustered zoning district		
SRH	Suburban Residential High long-range land use classification		

Locating Rezoning Cases Through County Mapper XM

How to Locate a Rezoning Case in County Mapper

Prince William County's interactive GIS application, County Mapper XM, allows customers to view and query the County's GIS data using various formats. This application gives users the ability to query properties by their parcel identification number or address as well as by selecting the property interactively. Users may select various data layers to display geographic information over the parcel layer.

This robust application provides a wealth of geographic information in an easy to use interface. Users also have access to a downloadable Users Guide and a Quick Reference Survival Guide.

County Mapper can be found on the web by following www.pwcgov.org/countymapper. The following images are a quick reference guide to find the location of a rezoning case by using the case number found on the inventory tables of this report (Tables 7, 8, 9, 10, and 11).

How to locate a rezoning case in County Mapper XM using the internet and a case number.



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11

Where do I find the case number?

- To locate a rezoning case you will need the case number.
- Case numbers are shown in the Build-Out Analysis Inventories.
 - ◆ Residential Inventory (Tables 7 & 8).
 - ◆ Non-Residential Inventory (Table 10).

Table 7

Case Name	Case Number ⁸	Zone	Type ³	Approved
AVENDALE	PLN2006-00781	PMR	SF	295
BLADES	REZ1988-0007	SF	SF	5
BOLT PROPERTY	PLN2005-00384	SF	SF	60
BRADLEY FOREST - BOCS	REZ1958-0000	SF	SF	180
BREDA & MCDERMOTT PROPERTIES	PLN2006-00683	PMR	SF	38
BRISTOW WOODS	REZ1989-0090	SR-5	SF	16
BYRNE & DE GASTYNE PROPERTIES	PLN2006-00160	R-4	SF	12



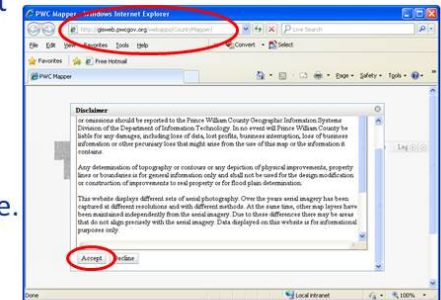
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[2]

What is the Internet address?

- Open your web browser and enter this address:

- ◆ www.pwcgov.org/CountyMapper/ and select County Mapper XM on the web page.
- ◆ County Mapper works best with Internet Explorer.
- ◆ You may wish to save it in your “Favorites”.
- ◆ Read the Disclaimer and select “Accept” to continue.

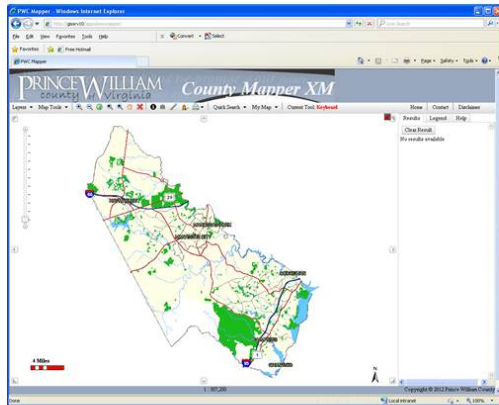


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[3]

Starting County Mapper

- County Mapper should look something like this when it opens.

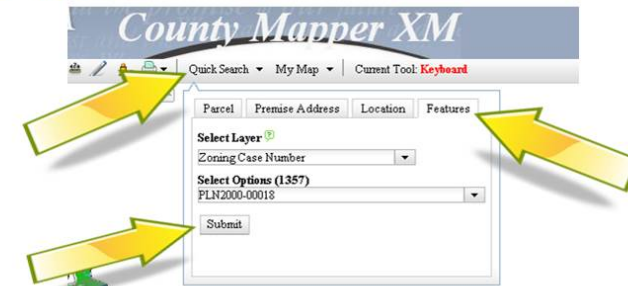


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[4]

Where is the case number entered?

- Select the **“Quick Search”** tab on the tool bar.
- Select the **“Features”** tab of the drop-down menu.
- In the **“Select Layer”** drop-down, select **“Zoning Case Number”** at the bottom of the list.
- Type in the desired case number and select the **“Submit”** button.

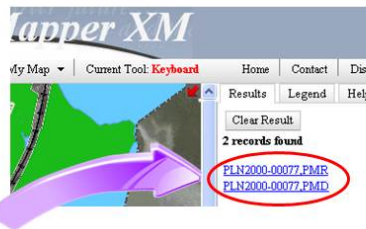
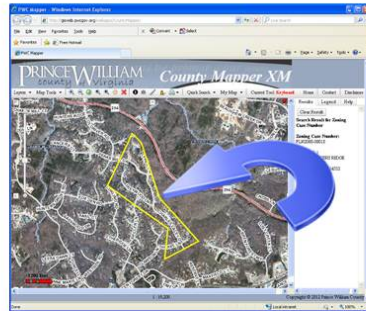


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[5]

Displaying the zoning case location

- County Mapper will zoom to your case.
 - The property outline for the case will be highlighted with yellow.
-
- Cases with multiple zoning districts will show up on the right side.
 - Select the district you want and County Mapper will zoom to it.

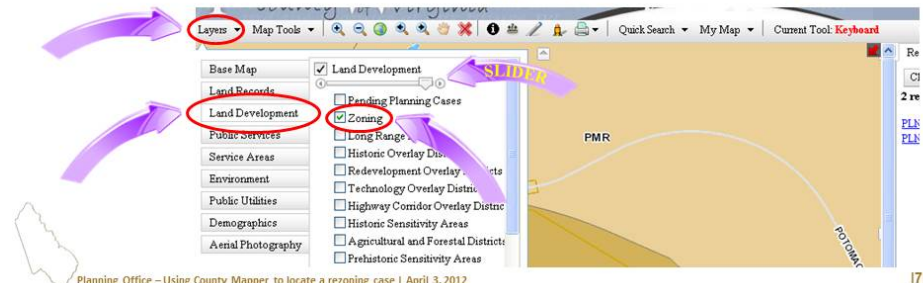


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[6]

How can I see the zoning layer?

- To view the zoning layer, use the “Layers” drop-down menu.
- Select the “Land Development” bar.
- Select the “Zoning” box.
- Control the layer transparency by using the slider bar.
- To make the menu box disappear, click in the map area.

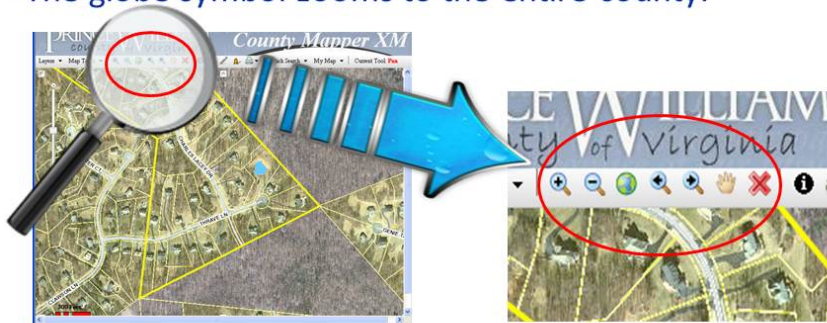


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[7]

How do I get closer and move around?

- With the layer set to be semi-transparent, it is easier to see the land below it.
- The zoom tools let you zoom in or out and also pan the image in any direction.
- The globe symbol zooms to the entire county.

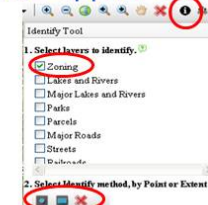


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[8]

Does the zoning layer contain information?

- Many layers contain attribute information.
- The **i** tool shows additional information for layers that are turned on.
 - ◆ Select the **i** tool.
 - ◆ Select the layer you wish to query.
 - ◆ Choose the selection method then select the area on the map that you wish to query
 - ◆ The “Results” appear on the right.



Results Legend Help	
Clear Result	
Zoning (1 record(s) identified)	
Record: 1 ZoomTo Highlight	
CLASS	SR-1
ZONE CASE	PLN2000-0
ACREAGE	141.800245
NAME	HUNTERS TREYWOX
ZONE TYPE	2
PROFFERS	Yes
BUILT OUT	Yes
TOTAL UNITS	0
Single Family Detached	88
Single Family Attached	0
Multi Family Attached	0
FLEXIBLE UNIT TYPE	
ESTIMATED UNIT FIELDS	
TOTAL SQ FT	N/A
RETAIL/COMMERCIAL SQ FT	N/A
OFFICE SQ FT	N/A
INDUSTRIAL SQ FT	N/A
INDUSTRIAL/EDUCATIONAL SQ FT	N/A

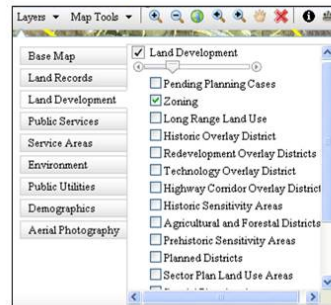


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[9]

What else can County Mapper do?

- County Mapper contains many layers of data.
- Layers are grouped by similar content or use.
- Layers can be turned on or off at any time.
- Layers that are grayed-out require zooming in closer (Parcels are a good example of this).



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[10]

Is more help available?

- Select the “Help” tab on the right to access built-in directions.
- The PWC GIS Office can offer more assistance if necessary and can be reached using the “Contact” tab.



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[11]

Planning Office



For a Better Tomorrow