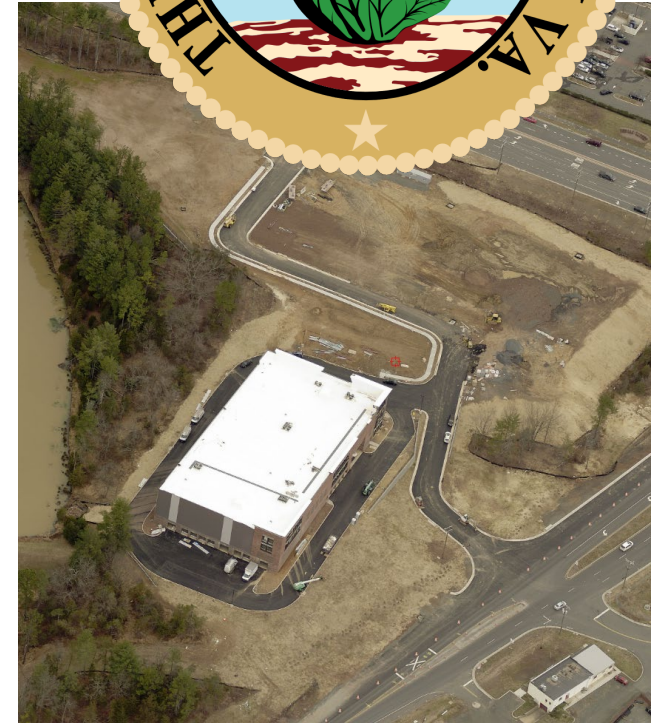


Build-Out Analysis



As of December 31, 2021



**PRINCE WILLIAM COUNTY
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January 11, 2023

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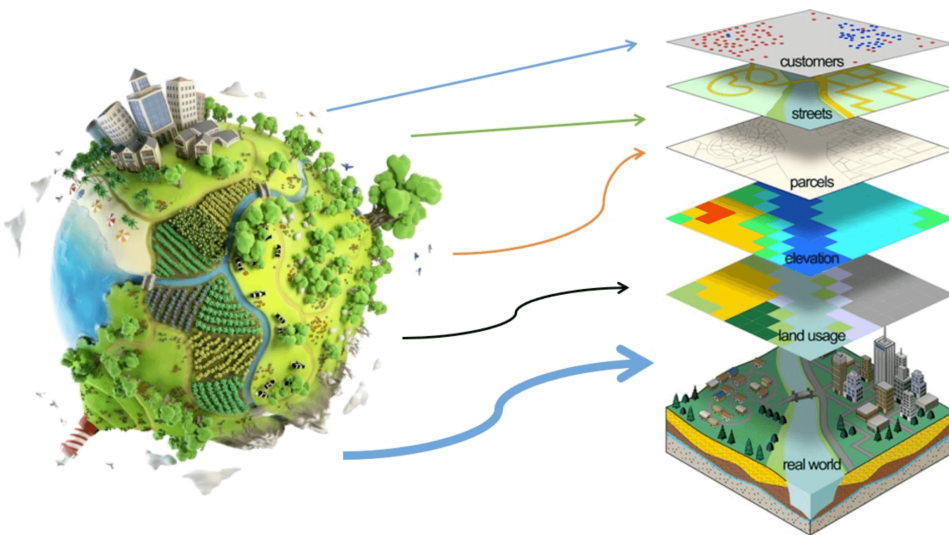
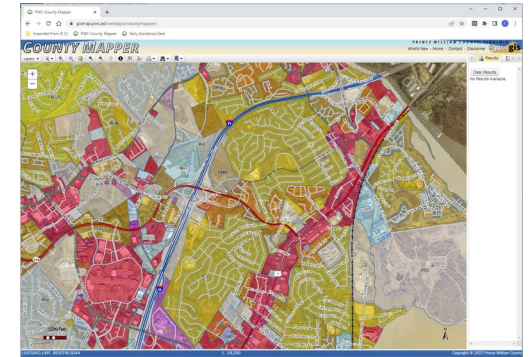
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Introduction

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. This analysis only looks at the lands of Prince William County without including the Cities of Manassas and Manassas Park, or the towns of Dumfries, Haymarket, Occoquan, and Quantico. For the most part, Marine Corps Base Quantico is not included in any projections either, as Prince William County is not involved in its development or expansion.

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 are 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 16) 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.

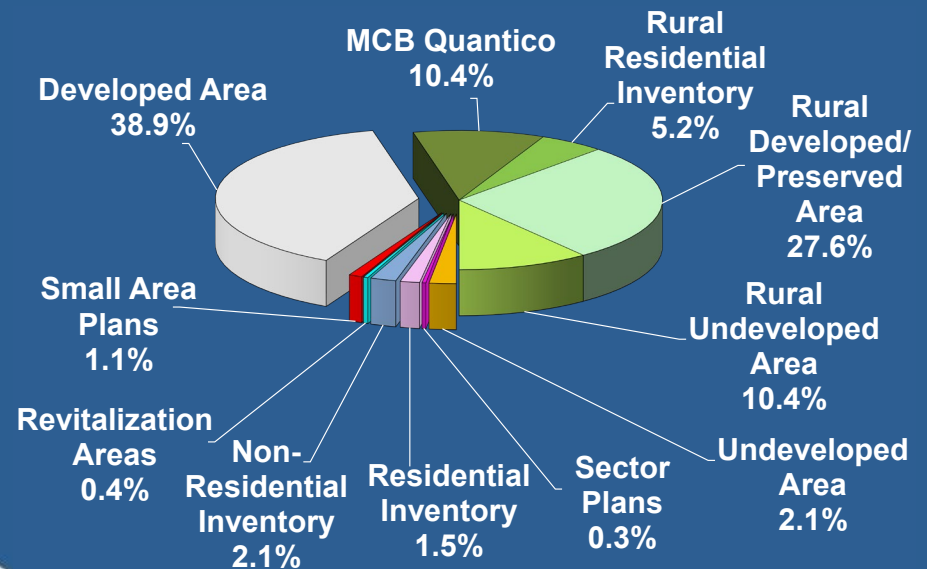
Developed Area

The developed area contains both residential and non-residential projects that have reached completion with no additional land area available for development. These lands are not in the rural area. 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. This area currently contains 158,706 residential units. This area also contains 86 million square feet of non-residential gross floor 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 (Tables 3 and 4 – page 9). Small area plans have transferred some of these lands into the Small Area Plan component area of this report.

For purposes of the build-out analysis the County is divided into component areas.



Introduction

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 or section that is undeveloped, while others may be a project in which no development has started. Tables 10, 13 and 14 give a breakdown by individual projects in these areas. Non-Residential projects that are currently used as equipment storage or are owned by known data or distribution center developers, have been assembled into their own report table and are deemed “Committed” (Table 14 – page 37). Other zoned but unbuilt cases are in the “Uncommitted” report (Table 13 – page 29). As such, the potential GFA for committed projects are only shown in the “Committed Non-Residential Inventory table” and not used for additional calculations. Equipment storage facilities are not considered for future development as this use will remain for many years. Data and distribution center projects are considered to be “out of play”, as these will be developed in the very near future.

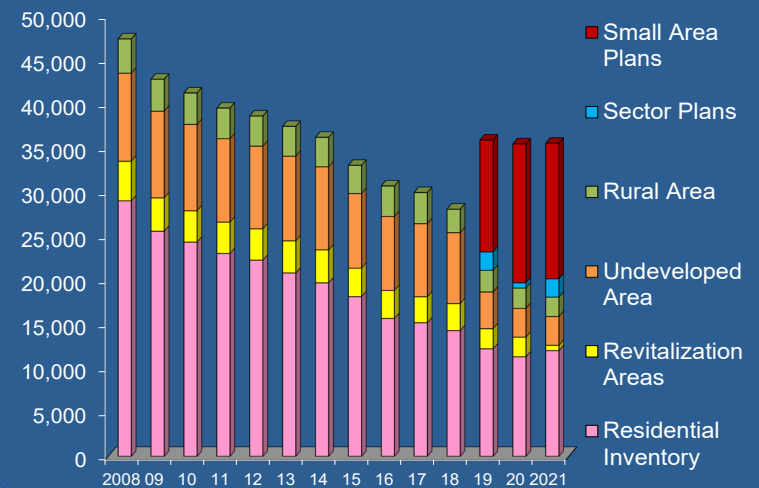
Sector Plans

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 I-66/Route 29, and the Government Center were analyzed. These plans plan for the establishment of private commercial and residential uses within two proposed mixed-use communities and 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.

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 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.

Recent Comprehensive Plan approved small area plans have transferred land from the revitalization areas into the Small Area Plan component of this report. The lands that have been transferred to small area plans are mostly planned for higher density mixed-use development rather than its prior long-range land use designation.

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 contains approximately 22,733 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. This area currently contains 2.4 million square feet of non-residential gross floor area.



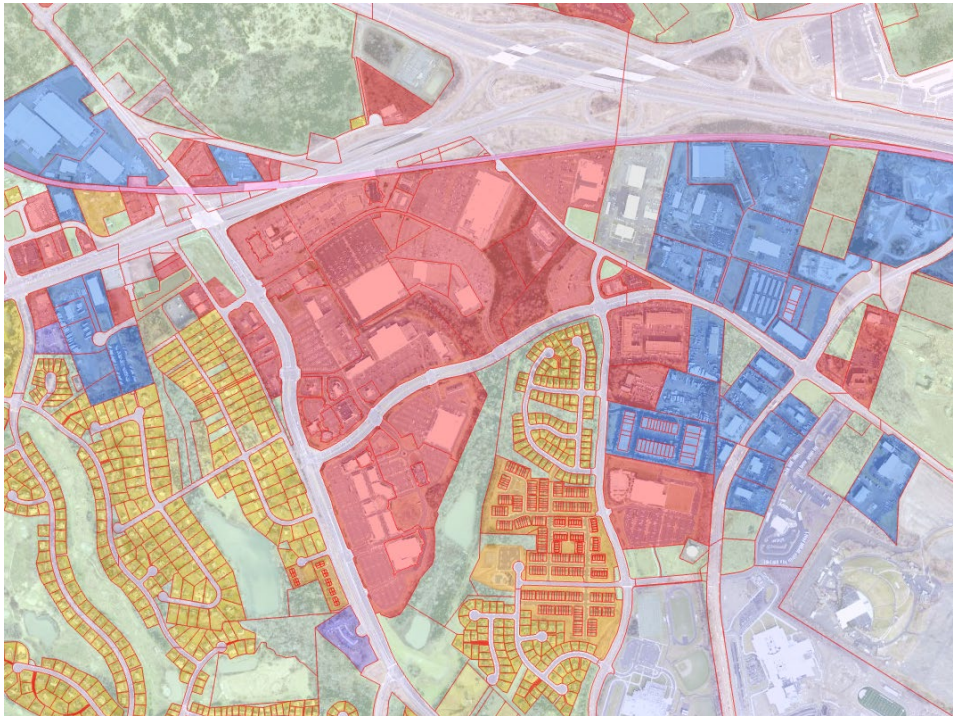
Introduction

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.

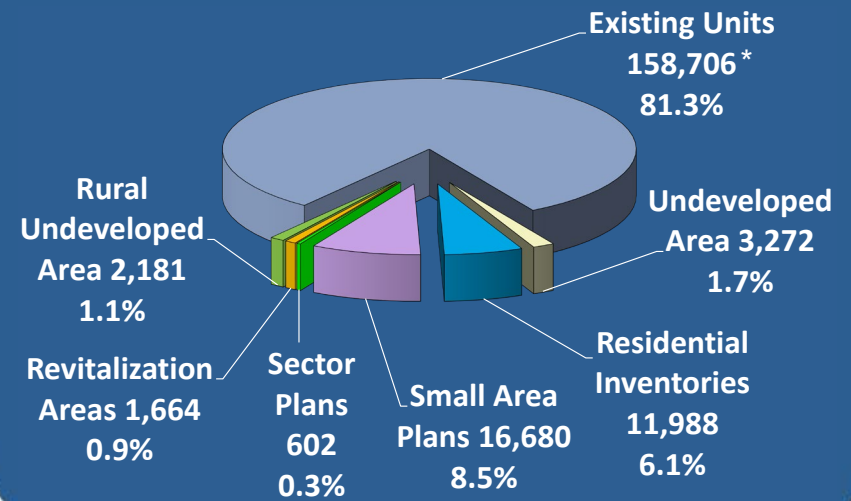
Rural Area Residential Inventory

This area contains projects that have rezoning approval by the Board of County Supervisors and numerous by-right subdivisions that have been filed and recorded. These projects can be in any phase of development. Some projects may simply have a subdivision plan recorded while others could be in the middle of the construction process. The remainder may be approved projects where no development has started. Table 11 on page 23 gives a breakdown by individual projects of this area.



The Residential Build-Out Analysis shows a capacity of 195,093* residential units.

*This total and existing units includes the Towns but not the Cities.

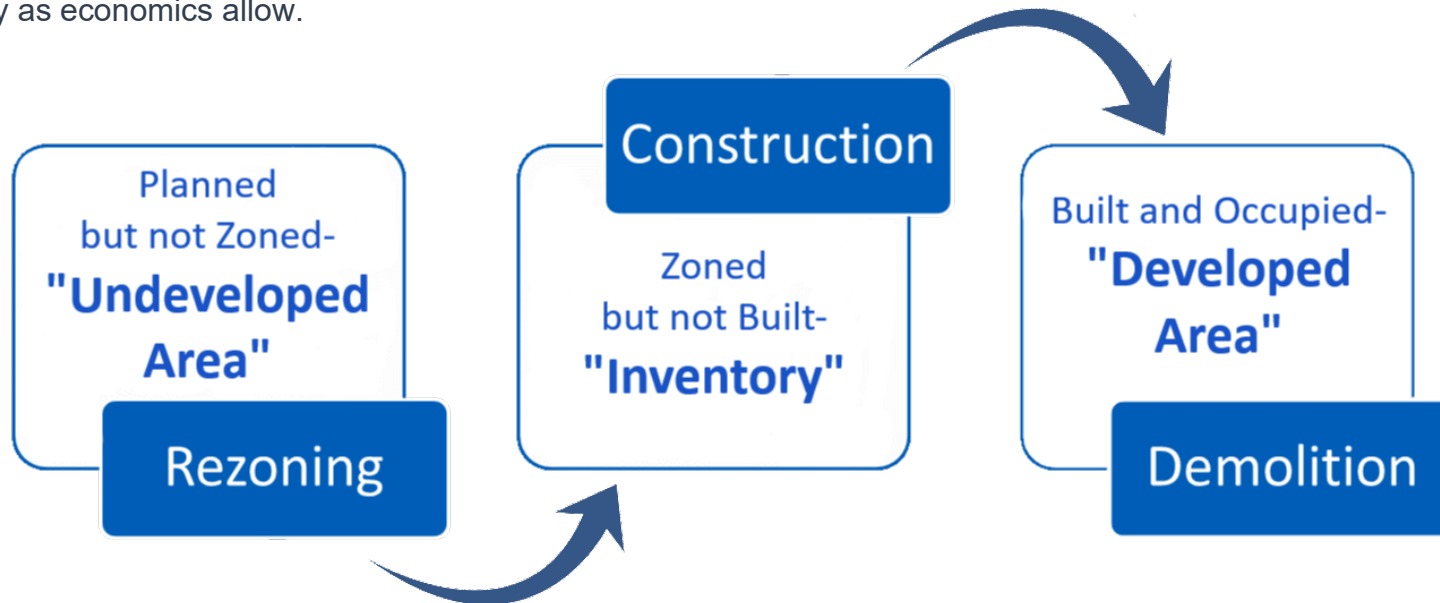


Introduction

Executive Summary

The Build-Out Analysis shows that Prince William County has capacity for 36,387 additional residential dwelling units as shown in Table 1 (page 8). Adding this to the 158,706 units that existed as of December 2021, brings the residential build-out to 195,093 units. There is also a potential for 55.8 million non-residential square feet of gross floor area to be built on uncommitted non-residential planned lands. Adding the potential gross floor area total of 55.8 million to the 88.4 million square feet of gross floor area already built, brings the build-out total to 144.2 million non-residential square feet as shown in Table 2 (page 8). Some recent rezonings and special-use permit conditions have been approved at the maximum or even higher FARs. This trend will undoubtedly increase the overall potential build-out total of gross floor area to a much higher amount. The information generated for the Build-Out Analysis helps to provide the data and methodology used by staff to arrive at these conclusions.

Development projects are planned, constructed, and potentially demolished and replanned over time as trends change. The diagram below depicts this cycle of development. For the most part, undeveloped land is rezoned then the project is built. In areas that have been developed, projects that are not at the highest density could be demolished and potentially rezoned to achieve the highest available density as economics allow.



Introduction

Component Analysis

Table 1 Residential Component Analysis		
Component	# of Housing Units	Comment
Undeveloped Area	3,272	Approximate mid-point from Table 3 – page 9
Sector Plans	602	Approximate mid-point from Table 5 – page 10
Development Area Residential Inventory	10,709	Table 10 – pages 17 – 22
Rural Area Residential Inventory	1,279	Table 11 – pages 23 – 27
Small Area Plans	16,680	Small Area Plan Analysis – page 13
Revitalization Areas	1,664	Approximate mid-point from Table 6 – page 10
Rural Undeveloped Area	2,181	Rural Area Analysis – page 15
Subtotal Units to be Built	36,387	Subtotal
Existing Units December 31, 2021	158,706	PWC Demographic Data (includes Towns)
Total	195,093	

Table 2 Non-Residential Component Analysis		
Component	Gross Floor Area (Sq Ft in millions)	Comment
Undeveloped Area	7.5	Potential from Table 4 – page 9
Sector Plans	1.8	Potential from Table 6 – page 10
Non-Residential Inventory (Uncommitted)	20.0	Table 13 – pages 29 – 36
Small Area Plans	26.1	Small Area Plan Analysis – page 13
Revitalization Areas	0.4	Potential from Table 9 – page 14, minus existing
Potential Gross Floor Area	55.8	Subtotal
Existing Gross Floor Area in the Development Area	86.0	Real Estate Assessments Data (PWC only)
Existing Gross Floor Area in the Rural Area	2.4	Real Estate Assessments Data (PWC only)
Existing Gross Floor Area December 31, 2021	88.4	Real Estate Assessments Data (PWC only)
Total	144.2	

Build-Out Analysis

Undeveloped Area Analysis

An analysis of approximately 4,673 acres (Table 18 – page 44) of undeveloped land within the development area shows that 3,272 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 7.5 million square feet of non-residential gross floor area (Table 4). In addition to potential growth, this area currently contains 158 existing residential units and 8,512 non-residential square feet of gross floor area. For the 2021 analysis, some additional land areas have been added that have been recently vacated or demolished.



Table Legend Notes:

*SRR also includes 689 acres of ER that is in the SRR parcels.

¹ See List of Abbreviations (page 50) and the *Comprehensive Plan's* Long-Range Land Use chapter for explanation of land uses.

² See Table 16 – page 43.

Residential Housing Units available for each Land Use Classification as of 12/31/2021			
Land Use Classification¹	Undeveloped A-1 Acreage	Density	Potential Total Units (Average)
CEC	180	6 - 12 DU/acre	303
RCC	4	16 - 30 DU/acre	15
REC	123	16 - 30 DU/acre	528
SRH	39	10 - 16 DU/acre	381
SRL	123	1 - 4 DU/acre	435
SRM	65	4 - 6 DU/acre	243
SRR*	3,198	0.4 DU/acre	1,087
URH	12	20 - 30 DU/acre	220
URM	6	8 - 20 DU/acre	58
	3,750		3,272

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2021			
Land Use Classification¹	Undeveloped A-1 Acreage	Estimated Floor Area Ratio² Average - Maximum	Average Gross Floor Area (Sq Ft)
CEC	180	0.2 – 0.5	884,247
EI	59	0.25 – 0.5	479,370
FEC	388	0.25 – 0.5	3,172,433
GC	69	0.2 – 0.4	450,107
NC	8	0.15 – 0.3	38,586
O	5	0.3 – 0.7	917,823
RCC	4	0.2 – 0.4	17,703
REC	123	0.5 – 1.3	1,502,441
	835		7,462,710

Build-Out Analysis

Sector Plan Analysis

An analysis of approximately 671 acres (Table 19 – page 44) of undeveloped land within the sector plan areas shows that 602 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 1.8 million square feet of non-residential gross floor area (Table 6). In addition to potential growth, this area currently contains 17 existing residential units and no non-residential square feet of gross floor area.

Table 5 Residential Development Area Sector Plan Acreage Analysis

Residential Housing Units available for each Land Use Classification as of 12/31/2021

Land Use Classification ¹	Undeveloped A-1 Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	99	6 - 12 DU/acre	111	222	166
RCC	5	16 - 30 DU/acre	15	28	21
SRL	133	1 - 4 DU/acre	99	399	249
SRM	26	4 - 6 DU/acre	77	116	96
SRR*	208	0.4 DU/acre	70	70	70
	471		372	835	602

Table 6 Non-Residential Development Area Sector Plan Acreage Analysis

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2021

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	99	0.2 – 0.5	483,802	1,209,506
O	134	0.3 – 0.7	1,311,820	3,060,913
RCC	5	0.2 – 0.4	24,761	49,522
	238		1,820,383	4,319,940

Table Legend Notes:

*SRR also includes 21 acres of ER that is in the SRR parcels.

¹ See List of Abbreviations (page 50) and the *Comprehensive Plan's* Long-Range Land Use chapter for explanation of land uses.

² See Table 16 – page 43.

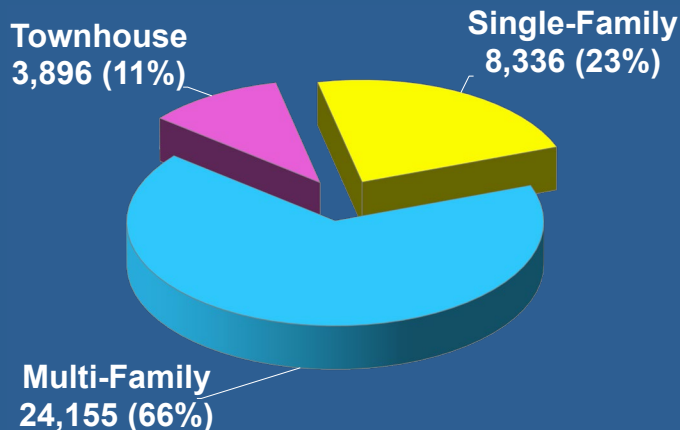


Build-Out Analysis

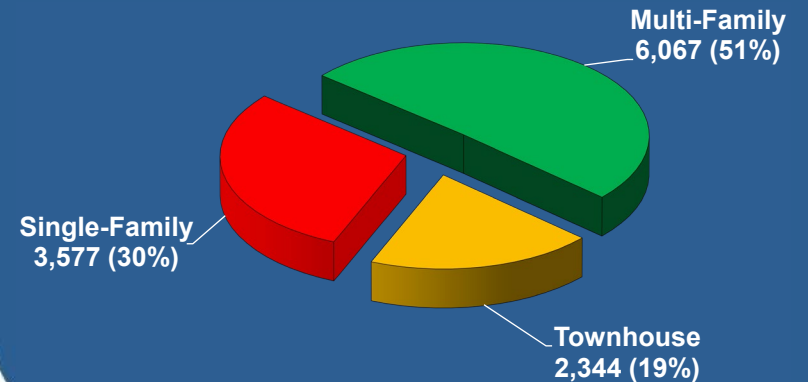
Residential Inventory Analysis

An analysis of the approximately 14,708 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 11,988 residential units yet to be built (Tables 10 and 11 – pages 17 through 27). 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 351 additional acres and 2,370 new residential units to the total in 2021 (Table 12 – page 28).

Potential Total Residential units from all Build-Out Analysis Components by unit



Residential Inventories by unit types Based on zoning approvals.



The chart on the left indicates the potential total average units to be built by unit type remaining in the current **Build-Out Analysis pipeline**. Many projects from the individual components are or can be mixed unit type projects. The quantity of any type of unit is usually flexible, adding up to an approved total. Assumptions were made using approximate percentages of unit distribution to obtain the unit mix according to the zoning district or long-range land use. The ultimate unit total and totals by type will be different than illustrated.

Build-Out Analysis

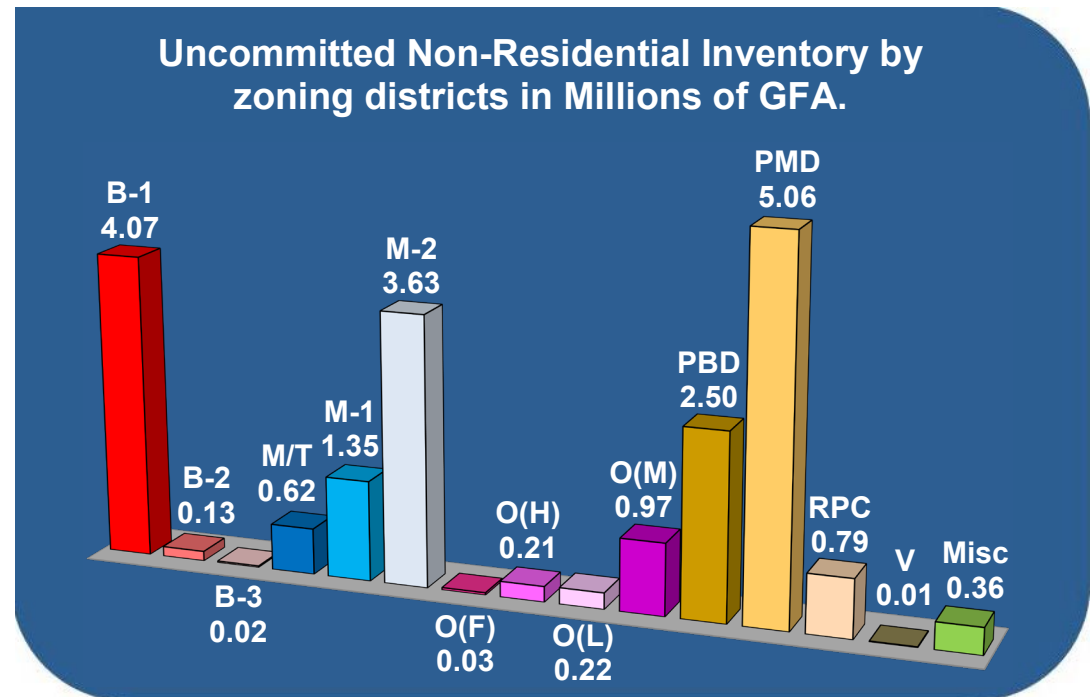
Non-Residential Inventory Analysis

An analysis of the approximately 4,485 acres of land in the development and rural areas already zoned for non-residential or mixed-use development, but undeveloped or partially developed. The non-residential inventory analysis has been divided into two separate tables for better clarity of what land is still available in the County and what land is currently unavailable for development.

The first table (Table 13 – pages 29 through 36) contains approximately 2,016 acres of land in the development and rural areas already zoned for non-residential or mixed-use development, but undeveloped or partially developed. This table is referred to as “Uncommitted” rezonings. These lands are potentially still available for a developer to build a structure or structures. There is a potential for at least 20 million square feet of gross floor area of non-residential development. Most of these cases will be built, in time, to their intended purpose and density.

The second table (Table 14 – pages 37 through 40) is referred to as “Committed” rezonings and contains approximately 2,469 acres of land in the development area that is also already zoned for non-residential or mixed-use development. There is a potential for at least 36.4 million square feet of gross floor area of non-residential development. Many “committed” projects are used as heavy equipment storage, landscape material storage, etc. with no intent to build any significant structures. The potential square feet of gross floor area of 36.4 million will not be tallied in the executive summary as most of it will not be built for many years. Others are recently purchased or owned by either a data or distribution center developer and will be built in the very near future. These fast-moving projects will contribute many millions (10-20M) of additional new square feet in the upcoming years. These rezoning cases are considered to be “out of play” for purposes of representing the build-out capacity.

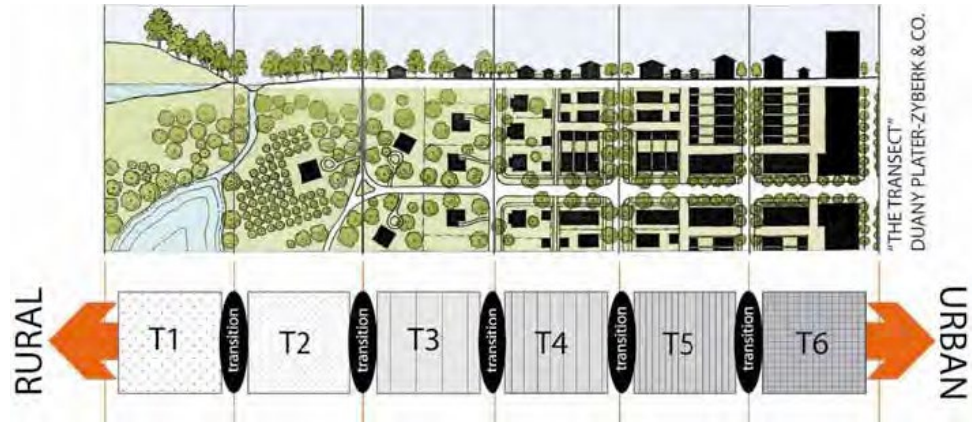
Rezoning and special use permits added 633 acres and 13.3 million square feet gross floor area to the total in 2021 (Table 15 – page 41 and 42).



Build-Out Analysis

Small Area Plan Analysis

This is an analysis of approved small area plans (SAPs). These plan areas are intended to concentrate and increase development density. SAPs may 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 higher density. GIS was used to analyze and provide land area totals for calculations. A long-range land use classification, often with a transect density, was applied to obtain an average potential development. Transect values provide a scaled increase of development and are numbered 1-6. The table below only analyzes vacant and under-developed land areas within these plans. This land currently covers about 2,343 acres. The table below summarizes the acreage of these areas, and a potential average 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 SAP, please read the approved plan available online.



Development and redevelopment potential for remaining land area as of 12/31/2021							
Small Area Plan	Acreage	Average Potential Single-Family Detached Units	Average Potential Single-Family Attached Units	Average Potential Multi-Family Attached Units	Average Potential Residential Unit Totals	Average Potential Non-Residential Gross Floor Area (Sq Ft)	Maximum Potential Non-Residential Gross Floor Area (Sq Ft)
Dale City	468	425	201	2,886	3,512	4,500,120	8,613,692
Independent Hill	238	81	50	31	162	637,976	1,122,282
Innovation Park	807	0	63	2,822	2,885	14,639,804	22,780,158
The Landing	319	126	42	1,560	1,728	3,190,903	4,458,340
Triangle	140	57	267	619	943	736,576	1,053,207
North Woodbridge	371	0	0	7,450	7,450	2,366,011	3,094,951
Totals	2,343	689	623	15,368	16,680	26,071,390	41,122,630

Build-Out Analysis

Revitalization Areas Analysis

This is an analysis of 803 acres (Table 20 – page 45) 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 1.1 acres designated ER¹. The three revitalization areas currently contain 1,028 existing housing units. Using the current long-range land use classification of each area adjusting for the existing 1,028 housing units, these areas could yield an additional 1,664 housing units (Table 8). This area also has the potential for an additional 939,366 square feet of non-residential development (Table 9). Currently this area contains 405,451 square feet of non-residential gross floor area to be developed.

Table 8 Residential Revitalization Areas Acreage Analysis

Residential Housing Units available for each Land Use Classification as of 12/31/2021

Land Use Classification ¹	Revitalization Acreage	Density	Potential Total Units (Minimum)	Potential Total Units (Maximum)	Potential Total Units (Midpoint)
CEC	34	6 - 12 DU/acre	38	76	57
SRH	58	10 - 16 DU/acre	436	697	566
SRL	506	1 - 4 DU/acre	379	1,518	948
SRM	17	4 - 6 DU/acre	49	74	61
UMU	83	30 - 60 DU/acre	616	1,232	924
URH	6	20 - 30 DU/acre	92	138	115
URM	2	8 - 20 DU/acre	12	30	21
		Existing units	-1,028	-1,028	-1,028
	706		594	2,737	1,664

Table 9 Non-residential Revitalization Areas Acreage Analysis

Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2021

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	34	0.2 – 0.5	167,699	293,473
GC	90	0.2 – 0.4	591,007	886,511
O	5	0.3 – 0.7	49,347	82,244
UMU	83	0.3 – 0.6	536,764	805,146
		Existing gross floor area	-405,451	-405,451
	212		939,366	1,661,923

Table Legend Notes:

¹ See List of Abbreviations (page 50) and the *Comprehensive Plan's* Long-Range Land Use chapter for explanation of land uses.

² See Table 16 – page 43

Build-Out Analysis

Developed Area Analysis

This is an analysis consisting of approximately 84,662 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 2021, 86 million non-residential square feet of gross floor area has been built in this area along with 144,299 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

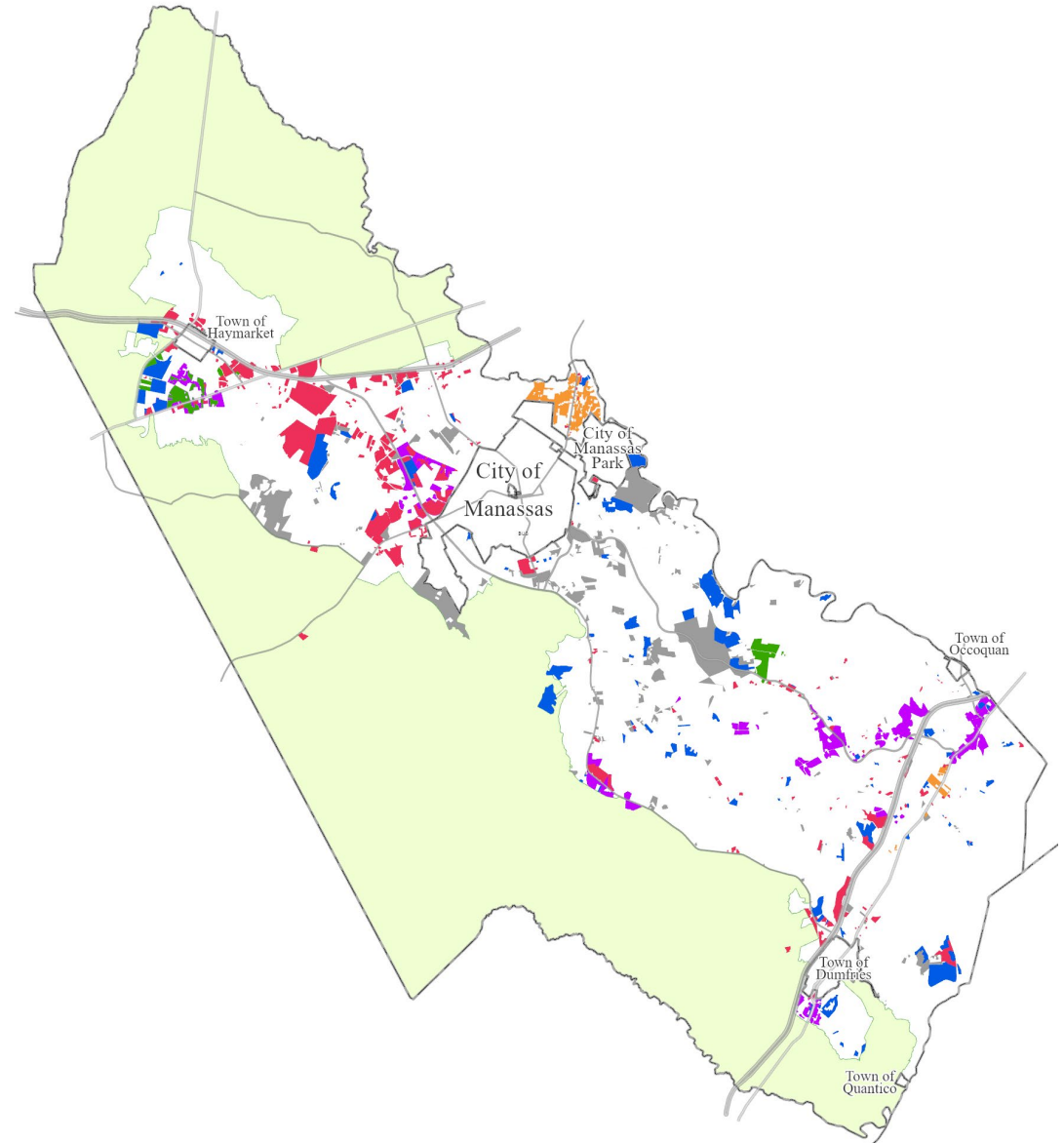
The rural developed or preserved area contains lands that have already been developed or protected. This area contains approximately 60,021 acres of land. The entire rural area contains 116,842 acres. The rural area is approximately 54 percent of the land area in Prince William County of which approximately 22,733 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 22,751 acres that are undeveloped or underdeveloped. This analysis shows that approximately 2,181 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 14). 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, 63 residential units were built in 2021.

Privately owned parcels 20 acres or larger were found to have the potential for 1,552 more housing units. There are also 629 undeveloped lots available that are less than 20 acres. The rural area currently contains 8,076 existing residential units. The rural area also contains 1.8 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 22,733 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	84,662
Undeveloped Area	4,673
Residential Inventory	3,371
Rural Area	116,842
Non-Residential Inventory	4,485
Small Area Plans	2,343
Sector Plans	671
Revitalization Areas	803



Residential Inventory



Residential Inventory of the Development Area Remaining to be Built as of December 31, 2021

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 "I" 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 this table.

Table 10

Case Name ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶
BENEDICTINE SISTERS PROPERTY REZONING	REZ2020-00016	PMR ^{AR}	SF	64 ¶	0	Yes	64	BRENTSVILLE
BENEDICTINE SISTERS PROPERTY REZONING	REZ2020-00016	PMR ^{AR}	TH	63 ¶	0	Yes	63	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
DEVLIN ROAD REZONING	REZ2016-00029	PMR	SF	650 ¶	0	Yes	650	BRENTSVILLE
INNOVATION TOWN CENTER	REZ2016-00030	PMD	MF	298 ¶	0	Yes	298	BRENTSVILLE
INNOVATION TOWN CENTER	REZ2016-00030	PMD	TH	370 ¶	0	Yes	370	BRENTSVILLE

Residential Inventory

Case Name ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶	
INNOVATION TOWN CENTER	SUP2016-00031	PMD	MF	364	¶	0	Yes	364	BRENTSVILLE
JENNEL ESTATES	PLN2006-00893	PMR	SF	65	¶	55		10	BRENTSVILLE
LOMOND VILLAGE	REZ2020-00025	PMR	MF	96	¶	0	Yes	96	BRENTSVILLE
LOMOND VILLAGE	REZ2020-00025	PMR	TH	61	¶	0	Yes	61	BRENTSVILLE
MADISON SQUARE	REZ2017-00019	PMD	SF	25	¶	0	Yes	25	BRENTSVILLE
UNIVERSITY OF VIRGINIA PROPERTY	PLN2003-00373	SR-1C	SF	150	¶	108	Yes	42	BRENTSVILLE
UNIVERSITY VILLAGE AT INNOVATION	REZ2021-00005	PMD	MF	150	¶	0	Yes	150	BRENTSVILLE
WOODBORNE PRESERVE	REZ2015-20003	SR-1	SF	56	¶	0	Yes	56	BRENTSVILLE
YOUTH FOR TOMORROW	REZ1996-0035	R-4	SF	32	!	0	Yes	32	BRENTSVILLE
ABC 123 ACADEMY	PLN2006-00483	SR-1	SF	2	¶	0		2	COLES
BREN MILL	REZ1987-0047	SR-1	SF	57	!	54	Yes	3	COLES
BYRNE & DE GASTYNE PROPERTIES	PLN2006-00160	R-4	SF	12	¶	0		12	COLES
CARTER'S GROVE	REZ2016-00006	SR-1C	SF	33	¶	21	Yes	12	COLES
CAYDEN RIDGE	PLN2014-00231	PMR	SF	31	!	13	Yes	18	COLES
CHARLES A. YOUNG	PLN2005-00223	SR-1	SF	3	¶	1		2	COLES
CLASSIC RIDGE	PLN2003-00424	SR-1	SF	20	¶	19		1	COLES
CLASSIC WOODS	PLN2001-00172	SR-5	SF	6	¶	5	Yes	1	COLES
CORNWELL	REZ1988-0029	SR-1	SF	6	¶	1	Yes	5	COLES
CRISP	REZ1998-0003	SR-1	SF	5	¶	0		5	COLES
GRANT AVENUE - 2ND ADDITION	REZ2020-00002	PMR	SF	14	¶	0	Yes	14	COLES
IMMANUEL ANGLICAN CHURCH	REZ2015-20001	SR-1	SF	2	!¶	1		1	COLES
LIGHTHORSE LEE FARM	REZ1988-0079	SR-1	SF	2	¶	1		1	COLES
MALEK ESTATES - BOCS	REZ1958-0000	A-1	SF	6	!	1		5	COLES
NEW DOMINION SQUARE - 3RD ADDITION	REZ2020-00001	PMR	TH	58	¶	0	Yes	58	COLES
ORCHARD BRIDGE	REZ1985-0003	R-16	MF	434	!	0	Yes	434	COLES
PINEVIEW HILLS	REZ1991-0034	SR-1	SF	9	¶	0		9	COLES
PIRES HILLS - BOCS	REZ1958-0000	A-1	SF	7	!	0	Yes	7	COLES

Residential Inventory

Case Name ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶
PLANTATION LANE (SUP)	SUP2018-00008	R-4	SF	1	0		1	COLES
PRESERVE AT LONG BRANCH	REZ2017-00013	SR-1	SF	102	0	Yes	102	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	0		26	COLES
ROSEBERRY II	REZ2015-20004	R-4	SF	7	0		7	COLES
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	PMR	SF	160	131	Yes	29	GAINESVILLE
CARTER'S MILL	PLN2014-00190	PMR ^{AR}	SF	300	106	Yes	194	GAINESVILLE
CARTER'S MILL	PLN2014-00190	PMR ^{AR}	TH	190	79	Yes	111	GAINESVILLE
DOMINION VALLEY COUNTRY CLUB PROFFER	REZ2018-00011	RPC ^{AR}	MF	47	0	Yes	47	GAINESVILLE
JOHN MARSHALL COMMONS	PLN2013-00115	V ^{AR}	TH	50	0	Yes	50	GAINESVILLE
JOHN MARSHALL COMMONS	PLN2013-00115	V	TH	94	19	Yes	75	GAINESVILLE
STOKES COMMONS	PLN2006-00765	R-16	TH	18	0		18	GAINESVILLE
AURORA	PLN2004-00332	R-4	SF	4	1	Yes	3	NEABSCO
DALE CITY (Brightwood Forest P3)	REZ1968-0001	RPC	TH	428	54	Yes	374	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
DANFORA PROPERTY	REZ2016-00010	R-4	SF	1	0	Yes	1	NEABSCO

Residential Inventory

Case Name ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶
NEABSCO COMMON	REZ2017-00014	PMR	TH	61 ¶	0	Yes	61	NEABSCO
WHISPERING DOVE ESTATES	PLN2004-00064	R-4	SF	7 !	0		7	NEABSCO
3716 PENNINGTON LANE	REZ2019-00038	R-4	SF	5 ¶	0	Yes	5	OCCOQUAN
CHRIST CHAPEL	REZ1991-0014	R-30 AR	MF	90 @	0		90	OCCOQUAN
HOADLY FALLS	PLN2014-00251	SR-1	SF	16 ¶	0		16	OCCOQUAN
HOADLY FALLS, PHASE II	PLN2013-00178	SR-1C	SF	15 ¶	0		15	OCCOQUAN
HORNBAKER - BOCS	REZ1995-0043	R-4	SF	17 !	15		2	OCCOQUAN
LAKELAND - BOCS	REZ1958-0000	A-1	SF	18 !	13	Yes	5	OCCOQUAN
MALVERN CHASE	PLN2002-00170	SR-1	SF	32 ¶	29		3	OCCOQUAN
MOORE PROPERTY	PLN2003-00431	SR-1	SF	18 ¶	0		18	OCCOQUAN
OCCOQUAN OAKS - BOCS	REZ1958-0000	A-1	SF	57 !	51		6	OCCOQUAN
OCCOQUAN VIEW COURT	REZ2019-00035	A-1	SF	5 !	2	Yes	3	OCCOQUAN
PARK LANDING	REZ2021-00012	PMR AR	MF	250 ¶	0	Yes	250	OCCOQUAN
REIDS PROSPECT	PLN2000-00041	PMD	TH	12 ¶	0		12	OCCOQUAN
RUNNING CREEK	PLN2001-00164	SR-1	SF	25 ¶	21	Yes	4	OCCOQUAN
THE OAKS III	PLN2010-00457	SR-1	SF	1 ¶	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	TH	59 ¶	0	Yes	6	POTOMAC
BRIARWOOD OVERLOOK	PLN2011-00440	R-16	MF	73 ¶	0	Yes	73	POTOMAC
CARBOROUGH HEIGHTS - BOCS	REZ1958-0000	R-4	SF	38 !	25	Yes	13	POTOMAC
COPPER MILL ESTATES - BOCS	REZ1958-0000	R-4	SF	55 !	48	Yes	7	POTOMAC
EBY	REZ1966-0009	R-16	MF	25	0		25	POTOMAC
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR AR	MF	300 ¶	0		300	POTOMAC
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR AR	TH	400 ¶	0		400	POTOMAC
GRAHAM PARK - BOCS	REZ1958-0000	R-4	SF	108 !	104		4	POTOMAC
HAWKINS	REZ1958-0073	R-4	SF	30	21	Yes	9	POTOMAC

Residential Inventory

Case Name ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶
HYLTON	REZ1971-0034	R-4	SF	6 @	0		6	POTOMAC
J F FLICK - BOCS	REZ1958-0000	R-4	SF	30 !	17		13	POTOMAC
JOSE L. PENA PROPERTY	PLN2007-00678	R-4	SF	2 ¶	1		1	POTOMAC
METTS ADDITION - BOCS	REZ1958-0000	R-4	SF	8 !	5		3	POTOMAC
MIA'S MEADOW	REZ2016-00015	PMR	SF	46 ¶	23	Yes	23	POTOMAC
POTOMAC SHORES (Landbay 1)	REZ2021-00017	PMR	SF	100 @	0	Yes	100	POTOMAC
POTOMAC SHORES (Landbays 4 & 5)	PLN2014-00399	PMR	SF	505 @	112	Yes	393	POTOMAC
POTOMAC SHORES (Landbays 4 & 5)	PLN2014-00399	PMR	TH	613 @	512	Yes	101	POTOMAC
POTOMAC SHORES (Town Center)	REZ2021-00017	PMD	MF	1,475 @	0	Yes	1,475	POTOMAC
POTOMAC SHORES (Town Center)	REZ2021-00017	PMD	SF	50 @	0	Yes	50	POTOMAC
POTOMAC SHORES (Town Center)	REZ2021-00017	PMD	TH	200 @	0	Yes	200	POTOMAC
POTOMAC SHORES (Waterfront)	REZ2021-00017	PMD	MF	70 @	0	Yes	70	POTOMAC
POTOMAC SHORES (Waterfront)	REZ2021-00017	PMD	TH	40 @	0	Yes	40	POTOMAC
POWELLS CREEK OVERLOOK	REZ1990-0041	R-4	SF	50 !	32	Yes	18	POTOMAC
SADDLEBROOK RUN - BOCS	REZ1998-0034	R-4	SF	18 !	16	Yes	2	POTOMAC
BAYSIDE PARK - BOCS	REZ1958-0000	R-4	SF	29 !	25		4	WOODBIDGE
BELMONT CENTER (Beacon Park remainder - AR)	REZ1999-0022	PMD ^{AR}	TH	22 @	0	Yes	22	WOODBIDGE
BELMONT CENTER (Beacon Park remainder)	REZ1999-0022	PMD	TH	60 @	0		60	WOODBIDGE
BELMONT CENTER (Beacon Park Towns - AR)	REZ1999-0022	PMD ^{AR}	TH	67 !	10	Yes	57	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 ^{AR}	MF	410 !	0		410	WOODBIDGE
POTOMAC TOWN CENTER PMD	REZ2017-00002	PMD	MF	192 ¶	0	Yes	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 ¶	36	Yes	514	WOODBIDGE

Residential Inventory

Case Name ¹	Case Number	Zone ²	Type ³	Approved ⁴	Built ⁵	Active	Remaining	District ⁶
RIPPON LANDING (Freestone Point West)	REZ1986-0026	RPC	MF	110	0		110	WOODBIDGE
RIVERGATE PROFFER AMENDMENT	PLN2013-00009	PMR	MF	310 ¶	0	Yes	310	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
WOODBIDGE CLAY AND BELL (Mason's Bridge)	REZ1958-0100	R-16	MF	179 !	0	Yes	179	WOODBIDGE

total ⁷ 10,709
active cases total ⁸ **8,405**

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 12/31/2021 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.





Residential Inventory of the Rural Area Remaining to be Built as of December 31, 2021

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 this table.

Table 11

Case Name ¹	Case Number	Zone	Type	Approved ²	Built ³	Active	Remaining	District
ADDINGTON WOODS - BOCS	REZ1958-0000	A-1	SF	16 !	0	Yes	16	BRENTSVILLE
ANDREWS CROSSING S2 - BOCS	REZ1958-0000	A-1	SF	7 !	3		4	BRENTSVILLE
BEL WOOD FARM - BOCS	REZ1958-0000	A-1	SF	17 !	7	Yes	10	BRENTSVILLE
BELMONT FARMS - BOCS	REZ1958-0000	A-1	SF	10 !	8	Yes	2	BRENTSVILLE
BRIAR PATCH ESTATES - BOCS	REZ1958-0000	A-1	SF	7 !	0	Yes	7	BRENTSVILLE
BUCKLAND LAKE - BOCS	REZ1958-0000	A-1	SF	4 !	0	Yes	4	BRENTSVILLE
BUCKLAND WOODS - BOCS	REZ1958-0000	A-1	SF	8 !	4	Yes	4	BRENTSVILLE
CARPALIN ACRES - BOCS	REZ1958-0000	A-1	SF	5 !	1		4	BRENTSVILLE

Residential Inventory

Case Name ¹	Case Number	Zone	Type	Approved ²	Built ³	Active	Remaining	District
CATON FARM - BOCS	REZ1958-0000	A-1	SF	5 !	1		4	BRENTSVILLE
CHARLENE PHILLIPS - BOCS	REZ1958-0000	A-1	SF	4 !	1		3	BRENTSVILLE
COMPTON ESTATES - BOCS	REZ1958-0000	A-1	SF	18 !	1		17	BRENTSVILLE
DI FILIPPO PARK - BOCS	REZ1958-0000	A-1	SF	17 !	7		10	BRENTSVILLE
FALKLAND FARM ESTATES - BOCS	REZ1958-0000	A-1	SF	12 !	6		6	BRENTSVILLE
FLEETWOOD AT SLATE RUN - BOCS	REZ1958-0000	A-1	SF	18 !	10	Yes	8	BRENTSVILLE
FLICKINGER AND HOKE - BOCS	REZ1958-0000	A-1	SF	4 !	1		3	BRENTSVILLE
GABLES AT PARKGATE - BOCS	REZ1958-0000	A-1	SF	6 !	1		5	BRENTSVILLE
GAINESVILLE 96 - BOCS	REZ1958-0000	A-1	SF	9 !	5		4	BRENTSVILLE
GOLDEN GWYNN ESTATES - BOCS	REZ1958-0000	A-1	SF	13 !	8	Yes	5	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 !	14	Yes	3	BRENTSVILLE
LAKEVIEW FOREST - BOCS	REZ1958-0000	A-1	SF	7 !	0	Yes	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
MEADOWS AT SLATE RUN ESTATES - BOCS	REZ1958-0000	A-1	SF	5 !	4	Yes	1	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
OLD DOMINION MEADOWS - BOCS	REZ1958-0000	A-1	SF	22 !	0	Yes	22	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 !	11	Yes	1	BRENTSVILLE
VANDERWOUDE FAMILY SUB - BOCS	REZ1958-0000	A-1	SF	11 !	6	Yes	5	BRENTSVILLE
WILLIAM MUIRHEAD - BOCS	REZ1958-0000	A-1	SF	3 !	1		2	BRENTSVILLE
WILLINGHAM - BOCS	REZ1958-0000	A-1	SF	4 !	0		4	BRENTSVILLE
WINDY MEADOWS - BOCS	REZ1958-0000	A-1	SF	15 !	12	Yes	3	BRENTSVILLE
WINKLER - BOCS	REZ1958-0000	A-1	SF	4 !	0		4	BRENTSVILLE

Residential Inventory

Case Name ¹	Case Number	Zone	Type	Approved ²	Built ³	Active	Remaining	District
WINTERFELL ESTATES - BOCS	REZ1958-0000	A-1	SF	4 !	0	Yes	4	BRENTSVILLE
WOODLAWN FARMS - BOCS	REZ1958-0000	A-1	SF	37 !	31	Yes	6	BRENTSVILLE
BELL - BOCS (Lake Jackson)	REZ1958-0000	A-1	SF	92 @	76		16	COLES
BRADLEY FOREST - BOCS	REZ1958-0000	R-4	SF	180 !	168	Yes	12	COLES
BRISTOW WOODLAND ESTATES - BOCS	REZ1958-0000	A-1	SF	8 !	6	Yes	2	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 !	5	Yes	1	COLES
CEDAR CREEK FARMS S2 - BOCS	REZ1958-0000	A-1	SF	16 !	13	Yes	3	COLES
COMPTON	REZ1983-0002	SR-1	SF	6 !	4		2	COLES
COMPTON	REZ1983-0002	SR-5	SF	13 !	11		2	COLES
FRENCH HILLS ESTATES - BOCS	REZ1958-0000	A-1	SF	7 !	3		4	COLES
HANES LANDING - BOCS	REZ1958-0000	A-1	SF	12 !	0	Yes	12	COLES
JANET L DAWSON - BOCS	REZ1958-0000	A-1	SF	12 !	8		4	COLES
JANLAND CO PROPERTY - BOCS	REZ1958-0000	A-1	SF	10 !	7		3	COLES
JONES - BOCS	REZ1958-0000	R-4	SF	43 @	12		31	COLES
LAKE VIEW TRACT - BOCS	REZ1958-0000	A-1	SF	18 !	0		18	COLES
LIBERTY OAKS - BOCS	REZ1958-0000	A-1	SF	37 !	29	Yes	8	COLES
LION TRACT LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	40 @	31	Yes	9	COLES
LUEKING ESTATES - BOCS	REZ1958-0000	A-1	SF	5 !	4	Yes	1	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 !	48	Yes	17	COLES
OAKS JOHNSON LAKE JACKSON HILLS - BOCS	REZ1958-0000	A-1	SF	76 @	44	Yes	32	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 @	15		8	COLES
RAHIMI DIVISION - BOCS	REZ1958-0000	A-1	SF	4 !	0		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

Residential Inventory

Case Name ¹	Case Number	Zone	Type	Approved ²	Built ³	Active	Remaining	District
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 !	51	Yes	56	GAINESVILLE
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 !	31	Yes	38	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 !	12		24	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 !	10	Yes	1	GAINESVILLE
FOREST HILLS OF VIRGINIA - BOCS	REZ1958-0000	A-1	SF	18 !	14	Yes	4	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	15 !	8	Yes	7	GAINESVILLE
HAUSLER FAMILY - BOCS	REZ1958-0000	A-1	SF	6 !	3		3	GAINESVILLE
LAURA LANSDOWNE - BOCS	REZ1958-0000	A-1	SF	14 !	1		13	GAINESVILLE
LAWNVALE ESTATES S1 - BOCS	REZ1958-0000	A-1	SF	31 !	29	Yes	2	GAINESVILLE
LELANDS POND - BOCS	REZ1958-0000	A-1	SF	3 !	1		2	GAINESVILLE
MAGNOLIA MEADOWS - BOCS	REZ1958-0000	A-1	SF	17 !	12	Yes	5	GAINESVILLE
MOUNTAIN FARM - BOCS	REZ1958-0000	A-1	SF	115 !	75	Yes	40	GAINESVILLE
NORTHWOOD ESTATES S2 - BOCS	REZ1958-0000	A-1	SF	41 !	34	Yes	7	GAINESVILLE
POTTER FAMILY SUBDIVISION - BOCS	REZ1958-0000	A-1	SF	5 !	2	Yes	3	GAINESVILLE
RIDGEVUE - BOCS	REZ1958-0000	A-1	SF	6 !	4		2	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

Residential Inventory

Case Name ¹	Case Number	Zone	Type	Approved ²	Built ³	Active	Remaining	District
SUDLEY MOUNTAIN - BOCS	REZ1958-0000	A-1	SF	41 !	33	Yes	8	GAINESVILLE
THE HILLS AT WATERFALL - BOCS	REZ1958-0000	A-1	SF	4 !	2	Yes	2	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 !	3	Yes	19	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
TRAPPERS RIDGE - BOCS	REZ1958-0000	A-1	SF	15 !	10	Yes	5	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 ⁴ 1,279
 active case units ⁵ **245**

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 name is the Case Name.
2. 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 determined by a subdivision plat, or remaining area, and may no longer give the entire rezoning or subdivision quantity.
3. Built units are based on 12/31/2021 GIS Premise Address database using occupancy permits issued.
4. This total represents the total units yet to be built in this report. It does not include all potential unbuilt units in the Rural Area.
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 Rezoning Approved by the Board of County Supervisors in 2021

Table 12

1/1/2021 through 12/31/2021

Case Number	Case Name	Acreage	Single Family Units	Townhouse Units	Multi-Family Units	Unit Total	Approval Date	District
REZ2019-00038	3716 PENNINGTON LANE	7.01	5	0	0	5	1/12/2021	OCCOQUAN
REZ2017-00013	PRESERVE AT LONG BRANCH	148.02	102	0	0	102	1/19/2021	COLES
REZ2017-00014	NEABSCO COMMON	3.53	0	64	0	64	1/19/2021	NEABSCO
REZ2020-00001	NEW DOMINION SQUARE - 3RD ADDITION	6.44	0	58	0	58	2/16/2021	COLES
REZ2020-00002	GRANT AVENUE - 2ND ADDITION	3.14	14	0	0	14	2/16/2021	COLES
REZ2020-00016	BENEDICTINE SISTERS PROPERTY REZONING	36.34	64	63	0	127	5/4/2021	BRENTSVILLE
REZ2018-00011	DOMINION VALLEY COUNTRY CLUB PROFFER	8.67	0	0	47	47	9/7/2021	GAINESVILLE
REZ2016-00030	INNOVATION TOWN CENTER	107.09	0	0	1,032	1,032	9/21/2021	BRENTSVILLE
REZ2021-00005	UNIVERSITY VILLAGE AT INNOVATION**	3.85	0	0	150	150	9/21/2021	BRENTSVILLE
SUP2016-00031	INNOVATION TOWN CENTER (SUP)	6.25	0	0	364	364	9/21/2021	BRENTSVILLE
REZ2021-00012	PARK LANDING	8.98	0	0	250	250	10/5/2021	OCCOQUAN
REZ2020-00025	LOMOND VILLAGE	12.09	0	61	96	157	12/7/2021	BRENTSVILLE
Column descriptions:		Total Acres	351.41	185	246	1,939	2,370 Total Units	

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.

** University Village was approved for 1,620 units of which 1,480 are dormitories, leaving a net gain of 150 multi-family units.



Non-Residential Inventory



Non-Residential Inventory of Uncommitted Rezoning Cases Remaining to be Built as of December 31, 2021

Non-Residential zoned cases that will most likely be built to their rezoned intended use are shown in this table and identified as "Uncommitted". Their intended or calculated GFA is used to project future growth and provide a potential total GFA.

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 ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
11951 SUDLEY MANOR DRIVE	REZ2020-00010	PBD	54.05	529,156	BRENTSVILLE
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	2.93	29,000	BRENTSVILLE
BARRETT'S CROSSING	PLN2001-00167	M-2	3.41	27,851	BRENTSVILLE
BEYER AUTOMOTIVE	PLN2001-00277	B-1	4.44	29,030	BRENTSVILLE
BRISTOW LP	REZ1989-0024	B-1	0.24	4,000	BRENTSVILLE
CABELA'S REZONING	REZ2015-20005	B-1	1.92	10,000	BRENTSVILLE
CARNOCH WAY - AMEND TO BRAEMAR (SHOPS)	REZ2016-00008	RPC	1.48	9,664	BRENTSVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
CEDAR MEADOWS PROFFER AMENDMENT	REZ2020-00008	B-1	19.69	128,654	BRENTSVILLE
COHN BERNSTEIN	REZ1971-0001	M-2	107.12	874,903	BRENTSVILLE
EARL'S AUTOBODY	PLN2007-00299	M-1	3.44	49,400	BRENTSVILLE
ECO-NIZE COMMERCIAL	REZ2020-00003	B-1	1.04	10,442	BRENTSVILLE
FLANNERY COURT - BOCS	REZ1979-0039	M-2	3.00	24,535	BRENTSVILLE
GAINESVILLE CENTER	REZ1994-0016	B-1	8.32	54,363	BRENTSVILLE
GAINESVILLE DEVELOPMENT	REZ1968-0026	B-1	1.00	6,534	BRENTSVILLE
GARDNER	REZ1965-0052	B-1	6.92	45,215	BRENTSVILLE
GASKINS	REZ1979-0042	M-2	6.40	52,262	BRENTSVILLE
GOUGH	REZ1958-0004	B-1	2.63	17,156	BRENTSVILLE
HORNBAKER INDUSTRIAL PARK	PLN2001-00313	M-1	1.70	13,885	BRENTSVILLE
HUNTER AT HAYMARKET	PLN2010-00182	O(M)	35.01	343,146	BRENTSVILLE
HUNTER PROPERTY	PLN2010-00309	M-1	4.70	38,387	BRENTSVILLE
HURST	REZ1965-0009	M-1	7.91	64,577	BRENTSVILLE
INDEPENDENCE	REZ1996-0029	M-2	25.32	206,801	BRENTSVILLE
INNOVATION AT PW	PLN2007-00535	PBD	73.47	720,079	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
LIFETIME FITNESS AT VA GATEWAY	REZ2016-00019	B-1	4.47	29,207	BRENTSVILLE
LOMOND VILLAGE	REZ2020-00025	PMR	2.18	4,000	BRENTSVILLE
MADISON SQUARE	REZ2017-00019	PMD	18.24	170,000	BRENTSVILLE
MANASSAS ASSOCIATES I	REZ1974-0037	B-1	14.35	93,746	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
N AND E COMPANY	REZ1971-0042	M-1	4.32	35,284	BRENTSVILLE*
NEW BRISTOW OFFICE CENTER	PLN2005-00014	O(L)	1.37	8,958	BRENTSVILLE
NEW BRISTOW VILLAGE	PLN2001-00157	PMR	9.77	163,156	BRENTSVILLE
PLANTATION INVESTMENT	REZ1974-0036	M-2	9.67	78,979	BRENTSVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
POMEROY - BOCS	REZ1979-0039	M-2	9.91	80,953	BRENTSVILLE
PRINCE WILLIAM ELECTRIC COOPERATIVE	REZ1958-0060	B-1	4.36	28,488	BRENTSVILLE
PROGRESS BUSINESS CENTER	REZ1994-0004	M-1	3.34	27,279	BRENTSVILLE
RECTOR	REZ1976-0002	B-1	9.64	62,993	BRENTSVILLE
RINALDI	REZ1987-0035	M-1	2.32	18,949	BRENTSVILLE
ROBERT TRENT JONES (Lidl)	REZ1996-0004	RPC	5.33	35,962	BRENTSVILLE
RPT INDUSTRIAL PARK	REZ1989-0056	M-1	2.89	23,604	BRENTSVILLE
SARAH CENTER	PLN2008-00280	M-2	1.78	21,600	BRENTSVILLE
SOMERWOOD	PLN2002-00026	O(L)	3.43	22,442	BRENTSVILLE
STOKES	REZ1987-0089	PBD	5.42	53,121	BRENTSVILLE*
STONECREST	REZ1989-0038	B-1	0.67	34,778	BRENTSVILLE
STRINGER	PLN2001-00174	B-1	1.38	9,017	BRENTSVILLE
SUBMISSION MINISTRIES & FELLOWSHIP (SUP)	SUP2017-00028	A-1	2.38	11,400	BRENTSVILLE
SUPERIOR PROPERTIES - BOCS	REZ1958-0021	M-1	16.81	137,323	BRENTSVILLE
THE SHOPPES AT LAKE MANASSAS	PLN2008-00324	RPC	6.08	59,590	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	M-2	7.44	60,000	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	PMD	25.58	173,300	BRENTSVILLE
VICTORY'S CROSSING CHURCH (SUP)	PLN2012-00366	A-1	17.63	40,000	BRENTSVILLE
VIRGINIA CRANE RENTAL, INC.	PLN2012-00153	M-1	8.63	70,486	BRENTSVILLE
VIRGINIA GATEWAY PROMENADE HOTEL	PLN2014-00198	B-1	0.54	84,500	BRENTSVILLE
VIRGINIA MEADOWS	REZ1986-0004	M-2	7.40	60,468	BRENTSVILLE
WELLINGTON EQUITIES	REZ1985-0057	M-2	3.20	26,136	BRENTSVILLE
WELLINGTON GLEN	PLN2012-00105	PMD	96.60	1,004,751	BRENTSVILLE
WELLINGTON ROAD WI-NOT STOP REZONE	REZ2019-00023	B-1	2.03	3,500	BRENTSVILLE
WELLINGTON SQUARE	REZ1988-0025	B-1	2.26	19,900	BRENTSVILLE
WORSHAM	REZ1979-0021	M-2	14.94	122,022	BRENTSVILLE
YOUTH FOR TOMORROW/STADLER PROP	PLN2015-00096	B-1	22.56	500,000	BRENTSVILLE
AEC LIMITED - BOCS	REZ1958-0000	B-1	7.49	48,916	COLES
ASHLAND SQUARE PARCEL B	REZ2018-00003	M-2	4.48	35,000	COLES

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
BRADLEY SQUARE COMMERCIAL	REZ2019-00017	B-1	3.03	58,893	COLES
CORRIDOR BUSINESS PARK	REZ1987-0069	M-2	20.50	167,434	COLES
DIBEX	REZ1989-0079	B-1	5.36	35,024	COLES
EKE YAR LLC (SUP)	PLN2009-00553	B-1	0.93	3,500	COLES
GARCIA OFFICE PARK	PLN2002-00204	O(L)	4.86	31,741	COLES
GEISLER PROPERTY	PLN2009-00403	B-2	8.90	86,400	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	7,200	COLES
JPI-YORKSHIRE	PLN2006-00072	B-1	2.15	25,000	COLES
KELLER ROBINSON	PLN2000-00196	B-1	3.81	24,904	COLES
LAWSON	REZ1976-0027	B-1	0.19	1,267	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	32,017	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
VETERANS FARM CLUB (PWC Fairgrounds)	REZ1958-0048	B-1	57.66	376,760	COLES
WILLIAMS	REZ1974-0030	B-1	6.88	44,972	COLES
WOLF RUN INDUSTRIAL	REZ2015-20002	M-1	18.75	28,000	COLES
WOODBIDGE 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	4.72	15,420	GAINESVILLE
AMERICAN TRADE CENTER	REZ1990-0024	M-2	2.05	16,780	GAINESVILLE
BALLS FORD BUSINESS PARK	PLN2006-00126	O(H)	7.66	125,126	GAINESVILLE
BATTLEFIELD BUSINESS PARK	REZ1998-0027	PBD	10.84	106,257	GAINESVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
BETHLEHEM WOODS	PLN2004-00114	M-2	3.83	31,318	GAINESVILLE
BLACKBURN	PLN2014-00040	PMD	7.51	115,000	GAINESVILLE
BLACKBURN LAND BAY 5	REZ2019-00022	PMD	28.36	1,275,141	GAINESVILLE
BREEDEN	REZ1972-0011	B-1	9.89	64,596	GAINESVILLE
CENTRE AT HAYMARKET	REZ2020-00005	O(M)	8.56	181,776	GAINESVILLE
COVERSTONE LAND LTD	REZ1972-0008	B-1	0.77	5,009	GAINESVILLE
FORT WARREN	REZ1967-0028	B-1	1.75	11,435	GAINESVILLE
HAYMARKET CROSSING	PLN2008-00668	PBD	50.91	498,930	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	3.52	28,750	GAINESVILLE
JOHN MARSHALL COMMONS	PLN2013-00115	V	2.04	13,329	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	2.51	41,001	GAINESVILLE
MOUNT JACKSON	REZ1990-0068	B-1	1.12	7,384	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
THE VILLAGE AT HEATHCOTE MEDICAL OFFICE	REZ2017-00025	PBD	4.41	15,000	GAINESVILLE
WESTMARKET	REZ1988-0081	B-1	32.62	213,128	GAINESVILLE
WHEELER	REZ1958-0043	B-1	13.84	90,431	GAINESVILLE
WHEELER SMITH WOOD SOLITE	REZ1969-0021	M-1	74.52	608,642	GAINESVILLE
CENTREPOINTE	REZ1991-0016	PBD	1.50	14,702	NEABSCO
COUNTY CENTER	PLN2000-00132	PMD	5.11	83,472	NEABSCO
DALE CITY RPC	REZ1969-0018 ⁵	RPC	69.77	683,816	NEABSCO *
DUVALL	REZ1984-0021	B-1	1.34	8,756	NEABSCO

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
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
TOWN CROSSING	REZ1989-0101	B-1	8.45	55,186	NEABSCO
UPTON FOREST	REZ1984-0024	M-2	3.35	27,385	NEABSCO
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
KAZOBIE LP	REZ1987-0053	B-1	3.53	23,079	OCCOQUAN
KINCHELOE	REZ1983-0009	B-1	1.73	11,333	OCCOQUAN
LAKE RIDGE NURSERY	REZ2020-00006	B-2	3.44	23,654	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
OLD BRIDGE ESTATES	REZ1987-0074	B-2	2.13	10,438	OCCOQUAN
POTOMAC CORNER CENTER	REZ2016-00027	B-1	3.76	29,400	OCCOQUAN
REIDS PROSPECT	PLN2000-00041	PMD	8.44	137,867	OCCOQUAN
ROLLINGWOOD CENTER	PLN2004-00160	B-1	1.42	10,000	OCCOQUAN
SHERBROOKE	REZ1986-0002	B-1	1.43	9,353	OCCOQUAN
THE GLEN	PLN2006-00525	B-1	3.37	22,020	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	2.24	18,295	OCCOQUAN
WOOD INTERSTATE	REZ1974-0007	B-1	1.49	9,739	OCCOQUAN

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
AJAY REALTY	PLN2001-00271	M-2	2.99	15,000	POTOMAC
ASHLAND	REZ1997-0034	B-1	9.92	64,817	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
HYLTON	REZ1971-0034	B-1	13.62	88,993	POTOMAC
JOHNSON WIMSATT (Southbridge Plaza)	REZ1967-0029	B-1	2.53	16,531	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)	REZ2021-00017 ⁶	PMD	78.73	1,285,980	POTOMAC
PRINCE WILLIAM FIVE ASSOCIATES	REZ1975-0001	B-1	7.23	47,228	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	3.82	24,960	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	28.35	277,858	POTOMAC
WICKLIFFE BUSINESS CENTER	REZ1989-0035	M-2	25.66	209,612	POTOMAC
WICKLIFFE VILLAGE	REZ1988-0009	M-2	60.30	492,500	POTOMAC
BELMONT CENTER	REZ1999-0022	PMD	8.07	131,823	WOODBIDGE
COWLES NISSAN (SUP)	PLN2014-00120	B-1	1.87	15,991	WOODBIDGE
HEPNER	REZ1976-0025	O(L)	0.60	4,083	WOODBIDGE
HESS	REZ1967-0034	B-1	14.90	97,357	WOODBIDGE
HYLTON	REZ1964-0017	B-1	2.84	18,559	WOODBIDGE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
JONES	REZ1973-0021	O(L)	2.78	31,788	WOODBIDGE
KIRCHER	REZ1985-0041	B-1	18.36	119,937	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 ⁶	B-1	2.57	440,000	WOODBIDGE
POTOMAC TOWN CENTER PMD	REZ2017-00002 ⁶	PMD	3.85	29,550	WOODBIDGE
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
			total ⁷ ± 2,016	total ⁸ 19,974,194	

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. Potomac Town Center has Proffers of up to 3,700,000 GFA. However, the current plans do not approach this total.
7. 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.
8. 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 of Committed Rezoning as of December 31, 2021

Non-Residential projects that are currently used as equipment storage or are owned by known data or distribution center developers are in this table and are deemed "Committed". As such, the potential GFA for committed projects are only shown for reference purposes in this table and not used for additional calculations.

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 14

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
ARC-BOCS (Amazon)	REZ1958-0021	M-1	58.54	1,022,179	BRENTSVILLE
ARC-BOCS (east parcel)	REZ1958-0021	M-1	181.28	2,961,209	BRENTSVILLE
ARC-BOCS (front parcel)	REZ1958-0021	M-1	58.54	956,251	BRENTSVILLE
ARC-BOCS (north parcel)	REZ1958-0021	M-1	117.28	1,915,769	BRENTSVILLE
AURA DEVELOPMENT	REZ2017-00023	M-2	261.62	2,502,270	BRENTSVILLE
AVANTI AT INNOVATION PRA & REZ	REZ2019-00028	PBD	64.75	2,115,383	BRENTSVILLE
BRISTOW CENTER RESTAURANT (SUP)	SUP2021-00005	B-1	0.83	4,000	BRENTSVILLE
CARNOCH WAY - AMEND TO BRAEMAR (DAYCARE)	REZ2016-00008	RPC	1.40	9,121	BRENTSVILLE
ELI LILLY	PLN2002-00343	PBD	19.29	189,055	BRENTSVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
ELI LILLY AT INNOVATION	PLN2007-00749	PBD	117.10	1,147,720	BRENTSVILLE
GAINESVILLE TECH PARK	REZ2020-00011	M-2	136.28	2,226,185	BRENTSVILLE
GARDNER	REZ1965-0052	B-1	19.59	128,001	BRENTSVILLE
HUNTER PROPERTY REZONING	REZ2020-00022	M-2	196.20	4,010,000	BRENTSVILLE
IBM	REZ1980-0030	M-2	19.64	160,445	BRENTSVILLE
INDEPENDENCE	REZ1996-0029	M-2	7.51	61,338	BRENTSVILLE
INDUSTRIAL COMPLEX - BOCS	REZ1979-0039	M-2	44.34	362,147	BRENTSVILLE
INNOVATION AT PW	PLN2007-00535	PBD	8.42	108,800	BRENTSVILLE
INNOVATION AT PW (Farm Brew Live expansion)	PLN2007-00535	PBD	5.71	61,000	BRENTSVILLE
INNOVATION EXECUTIVE CENTER	PLN2007-00522	M-2	1.82	14,872	BRENTSVILLE
INNOVATION TOWN CENTER	REZ2016-00030	PMD	16.88	116,000	BRENTSVILLE
INNOVATION TOWN CENTER (SUP)	SUP2016-00031	PMD	18.82	331,100	BRENTSVILLE
LACY	REZ1958-0034	M-1	4.81	39,286	BRENTSVILLE
PRA RELEASE, HORNBAKER RD	REZ2019-00032	PBD	34.09	1,113,720	BRENTSVILLE
QTS - PROJECT HERO EXPANSION	REZ2020-00019	M-2	13.35	218,072	BRENTSVILLE
RANDOLPH RIDGE - EGG LTD PARTNERSHIP	REZ2016-00005	M-1	6.65	142,877	BRENTSVILLE
RANDOLPH RIDGE, LLC	PLN2011-00325	M/T	2.18	29,504	BRENTSVILLE
RECTOR SEELEY	REZ1966-0047	M-1	6.49	53,007	BRENTSVILLE
REDSTONE INDUSTRIAL PARK	PLN2008-00253	M-1	47.68	389,426	BRENTSVILLE
REPUBLIC SERVICES MANASSAS FACILITY	REZ2020-00017	M/T	25.84	175,634	BRENTSVILLE
SOUTH POINT PHASE II	REZ2020-00021	M-2	22.82	530,000	BRENTSVILLE
STADLER PROPERTY	PLN2011-00007	B-1	3.14	20,536	BRENTSVILLE
STONECREST (VDOT)	REZ1989-0038	B-1	4.65	34,778	BRENTSVILLE
UNIVERSITY VILLAGE AT INNOVATION	REZ2021-00005	PMD	18.53	1,200,000	BRENTSVILLE
USTA AT INNOVATION	REZ2017-00016	PBD	46.01	307,000	BRENTSVILLE
WELLINGTON COMMERCE CENTER	REZ2021-00007	M-1	6.30	102,390	BRENTSVILLE
WELLINGTON GLEN	PLN2004-00105	O(F)	14.66	148,500	BRENTSVILLE
WELLINGTON GLEN	PLN2004-00105	PMD	21.77	278,000	BRENTSVILLE

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
WELLINGTON PARK	REZ2019-00008	M-1	10.77	200,000	BRENTSVILLE
YOUTH FOR TOMORROW	REZ2019-00034	PBD	181.48	1,323,352	BRENTSVILLE
DAR AL NOOR MOSQUE EXPANSION (SUP)	SUP2019-00046	A-1	12.12	76,276	COLES
LIBERIA AVENUE	REZ2017-00024	B-1	6.19	40,445	COLES
OVERCOMERS CHAPEL	REZ2019-00016	B-1	1.97	6,300	COLES
SHEETZ - ORCHARD BRIDGE (SUP)	SUP2020-00028	B-1	3.08	5,000	COLES
SUDLEY ROAD WI-NOT STOP (SUP)	SUP2019-00038	B-1	0.70	2,350	COLES
GAINESVILLE CROSSING	REZ2018-00008	PBD	152.79	3,060,000	GAINESVILLE
HOPPMANN (SUP)	REZ1997-0009	M-2	2.52	5,000	GAINESVILLE
I-66 & ROUTE 29 TECHNOLOGY PARK	REZ2021-00001	B-1	103.12	2,545,000	GAINESVILLE
JAMES MADISON MARKETPLACE	REZ2017-00020	PBD	8.58	84,093	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
LIBBY	REZ1966-0023	M-1	40.19	328,252	GAINESVILLE
MIDWOOD	PLN2003-00162	PBD	3.79	37,116	GAINESVILLE
MIDWOOD CENTER	PLN2003-00108	PBD	13.53	132,573	GAINESVILLE
PRP DATA CENTERS - (Branscomb and Campbell REZ)	REZ1986-0037	M-1	37.29	1,110,550	GAINESVILLE
STATION METRO EXPRESS AUTO WASH (SUP)	SUP2020-00014	B-1	1.18	5,423	GAINESVILLE
THE VILLAGE AT HEATHCOTE MED OFF (PWHS)	REZ2017-00025	PBD	7.49	20,000	GAINESVILLE
VILLAGE PLACE TECHNOLOGY PARK	REZ2020-00024	PMD	45.46	1,188,143	GAINESVILLE
WESTVIEW 66	REZ2019-00025	PBD	40.69	531,737	GAINESVILLE
WHEELER SMITH WOOD SOLITE	REZ1969-0021	M-1	10.09	82,410	GAINESVILLE
RIDGEFIELD VILLAGE	REZ1999-0024	B-1	1.56	10,193	NEABSCO
RIDGEFIELD VILLAGE (Lidl)	REZ1999-0024	B-1	1.56	10,193	NEABSCO
RIDGEFIELD VILLAGE RETAIL CENTER (SUP)	SUP2020-00031	B-1	1.31	2,492	NEABSCO
THE WARTIME MUSEUM (Museum Area)	PLN2010-00379	RPC	93.70	100,000	NEABSCO
GRACE CHRISTIAN CHURCH REZONING	REZ2017-00007	B-1	2.30	15,028	POTOMAC
KELLY'S RIDGE CAR WASH (SUP)	SUP2020-00015	B-1	0.86	3,916	POTOMAC

Non-Residential Inventory

Case Name ¹	Case Number	Zone	Remaining Acreage ²	Remaining Square Feet ³	District ⁴
PRINCE WILLIAM FIVE ASSOC (Barracks Row)	REZ1975-0001	B-1	14.05	91,803	POTOMAC
PRINCE WILLIAM FIVE ASSOCIATES	REZ1975-0001	B-1	5.72	37,388	POTOMAC
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
			total ⁶ ± 2,469	total ⁷ 36,419,515	

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. 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 in 2021

1/1/2021 through 12/31/2021

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.

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.

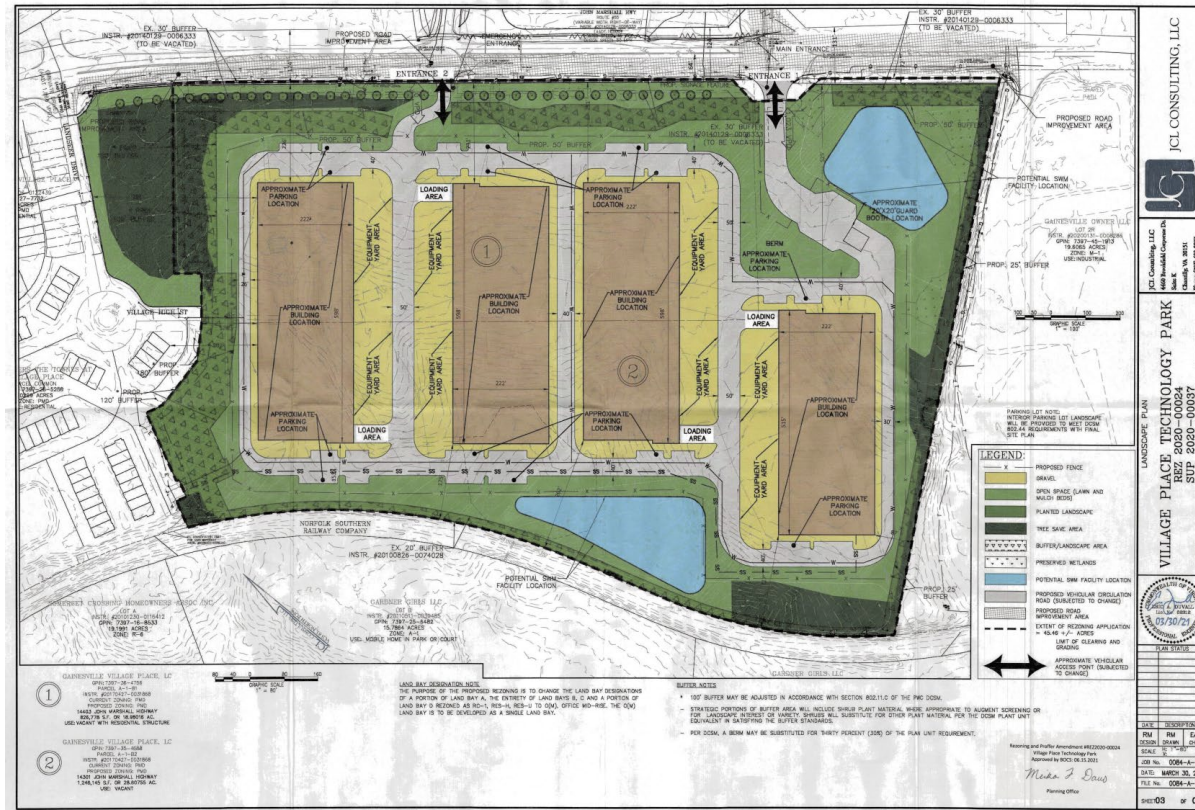
District - This column indicates the Magisterial District containing the zoning or special use permit case. An "*" indicates the case is in more than one district.

Table 15

Case Number	Case Name	Acreage	Zone	Total Sq Ft	Application Type	Approval Date	District
REZ2020-00011	GAINESVILLE TECH PARK	136.28	M-2	2,226,185	REZ	1/12/2021	BRENTSVILLE
REZ2020-00017	REPUBLIC SERVICES MANASSAS FACILITY	25.84	M/T	175,634	REZ	1/12/2021	BRENTSVILLE
SUP2019-00046	DAR AL NOOR MOSQUE EXPANSION	12.12	A-1	76,276	SUP	2/3/2021	COLES
REZ2020-00019	QTS - PROJECT HERO EXPANSION	13.35	M-2	218,072	REZ	2/16/2021	BRENTSVILLE
SUP2021-00005	BRISTOW CENTER RESTAURANT	0.83	B-1	4,000	SUP	2/16/2021	BRENTSVILLE
SUP2020-00028	SHEETZ - ORCHARD BRIDGE	3.08	B-1	5,000	SUP	3/16/2021	COLES
REZ2021-00007	WELLINGTON COMMERCE CENTER	6.30	M-1	102,390	REZ	6/15/2021	BRENTSVILLE
REZ2020-00024	VILLAGE PLACE TECHNOLOGY PARK	45.46	PMD	1,188,143	PRA	6/15/2021	GAINESVILLE
REZ2019-00016	OVERCOMERS CHAPEL	1.97	B-2	6,300	PRA	7/13/2021	COLES
REZ2020-00005	CENTRE AT HAYMARKET	8.56	O(M)	181,776	REZ	7/20/2021	GAINESVILLE
REZ2020-00022	HUNTER PROPERTY REZONING	196.20	M-2	4,010,000	REZ	9/7/2021	BRENTSVILLE

Non-Residential Inventory

Case Number	Case Name	Acreage	Zone	Total Sq Ft	Application Type	Approval Date	District
REZ2016-00030	INNOVATION TOWN CENTER	16.88	PMD	447,100	REZ	9/21/2021	BRENTSVILLE
REZ2021-00005	UNIVERSITY VILLAGE AT INNOVATION	18.53	PMD	1,200,000	REZ	9/21/2021	BRENTSVILLE
SUP2016-00031	INNOVATION TOWN CENTER (SUP)	18.82	PMD	331,100	SUP	9/21/2021	BRENTSVILLE
REZ2020-00021	SOUTH POINT PHASE II	22.82	M-2	530,000	PRA	10/19/2021	BRENTSVILLE
REZ2020-00025	LOMOND VILLAGE	2.18	PMR	4,000	REZ	12/7/2021	BRENTSVILLE
REZ2021-00001	I-66 & ROUTE 29 TECHNOLOGY PARK	103.12	B-1	2,545,000	PRA	12/7/2021	GAINESVILLE
Totals		632.34		13,250,976			



Appendix

Table 16

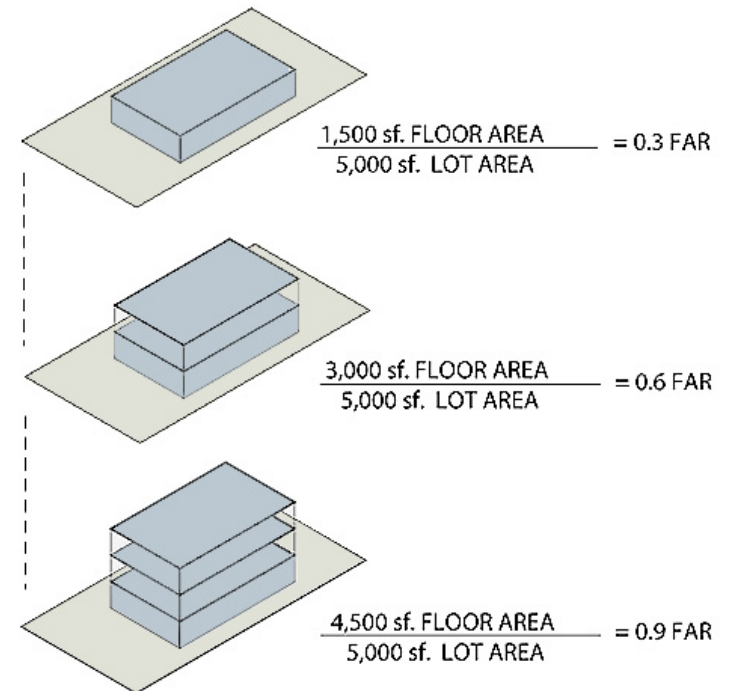
Long Range Land-Use Districts and FAR Values		
Long-Range Land Use Designation	Allowable FAR	Average FAR (used for calculations)
CEC	0.5	0.2
CR	0.1	0.1
EI	0.5	0.25
FEC	0.5	0.25
GC	0.4	0.2
NC	0.3	0.15
O	0.7	0.3
RCC	0.4	0.2
REC	1.3	0.5
UMU	per plan	0.3
VMU	per plan	0.18

Table 17

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.



Appendix

Table 18

Undeveloped Acreage in the Development Area	
Land Use Classification	Undeveloped Acreage
CEC	180.4
EI	58.7
ER	974.7
FEC	388.4
GC	68.9
NC	7.9
O	4.9
RCC	3.6
REC	122.6
SRH	39.2
SRL	232.6
SRM	64.9
SRR	2,508.5
URH	11.8
URM	5.7
	4,672.8

Undeveloped Area by Long-Range Land Use

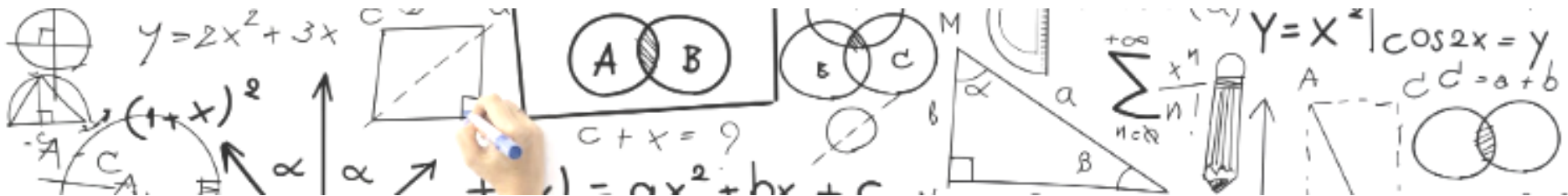
The development potential of undeveloped A-1 lands within the development area shown in Tables 3 and 4 (page 9) is calculated from the values in Table 18. Some long-range land use classifications (CEC, RCC, and REC) are used in both residential and non-residential calculations as they offer a mix of potential development. A portion of the ER (689 acres) that falls within the SRR classified parcels was added to the SRR acreage during the calculation process to obtain the 3,198 acres on Table 3 (page 9) 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 10) is calculated from the values in Table 19. Some long-range land use classifications (CEC and RCC) 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 10) 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 19

Undeveloped Acreage in the Sector Plan Areas	
Land Use Classification	Undeveloped Acreage
CEC	98.7
ER	87.5
O	133.8
RCC	5.1
SRL	133.1
SRM	25.8
SRR	187.2
	671.4



Appendix

Table 20

Underdeveloped Acreage in the Revitalization Areas	
Land Use Classification	Undeveloped Acreage
CEC	34.2
ER	1.1
GC	90.5
O	5.0
SRH	58.1
SRL	506.2
SRM	16.6
UMU	83.0
URH	6.1
URM	2.0
	802.8

Revitalization Areas by Long-Range Land Use

The development potential of underdeveloped lands within the revitalization areas shown in Tables 8 and 9 (page 14) is calculated from the values in Table 20. Some long-range land use classifications (CEC and UMU) 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.



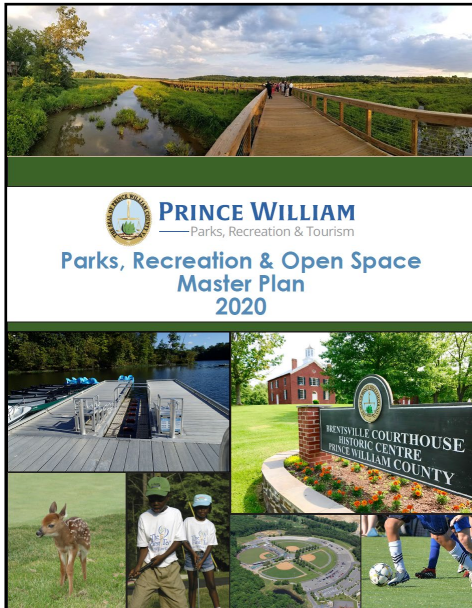
Appendix

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, uses a level of service standard for County owned park acreage at 5% of the County's available land area, excluding the acreage of Marine Corps Base Quantico. The estimated total parkland within the County is 29,609 acres.

As is identified in the *Parks, Recreation & Open Space Master Plan 2020* table below, the County currently owns and manages 5,338 acres of parkland, or 2.57% of the total available land area of the County. This includes 828 acres of School land which the Department operates and maintains for community use. With an available land area of 207,621 acres, the County will need to preserve just over 10,000 acres (or an additional 5,043 acres) of parkland to achieve the 5% standard.

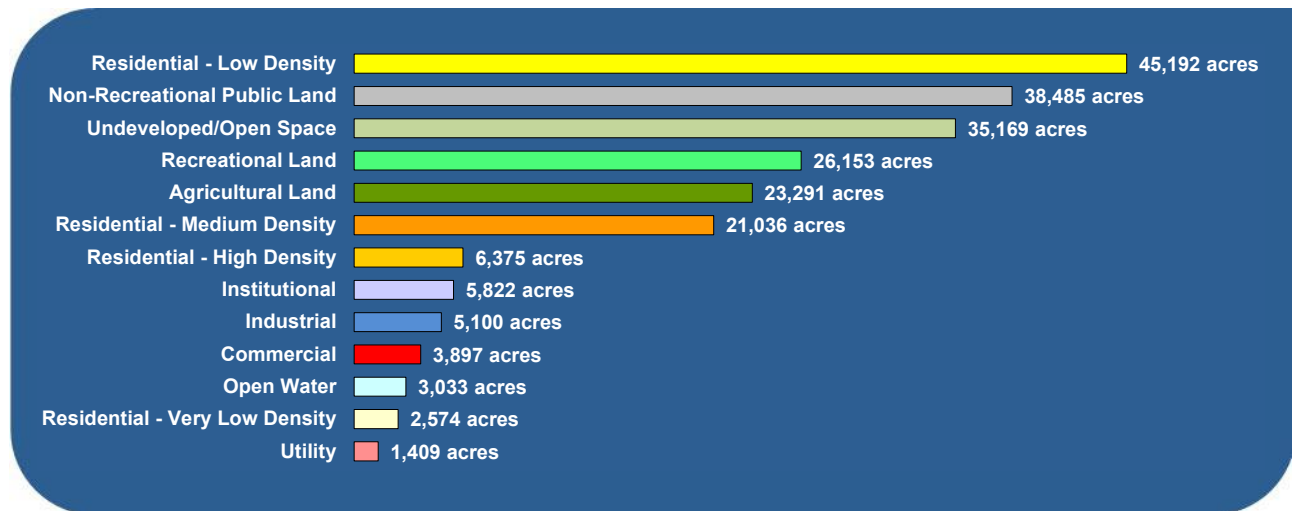


COUNTY/OTHER PARKLAND AS PERCENT OF LAND AREA					
COUNTY LAND AREA	COUNTY PARK ACRES	% COUNTY	FEDERAL/OTHER PARK ACRES	% OTHER	% TOTAL LAND AREA
207,621	5,338	2.57%	24,271	11.69%	14.26%
GOAL	10,381	5.00%			
NEED	5,043	2.43%			

Appendix

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, and contain residential dwellings.

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

Industrial – Industrial parks, data centers, 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 rights-of-way, 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.

Appendix

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

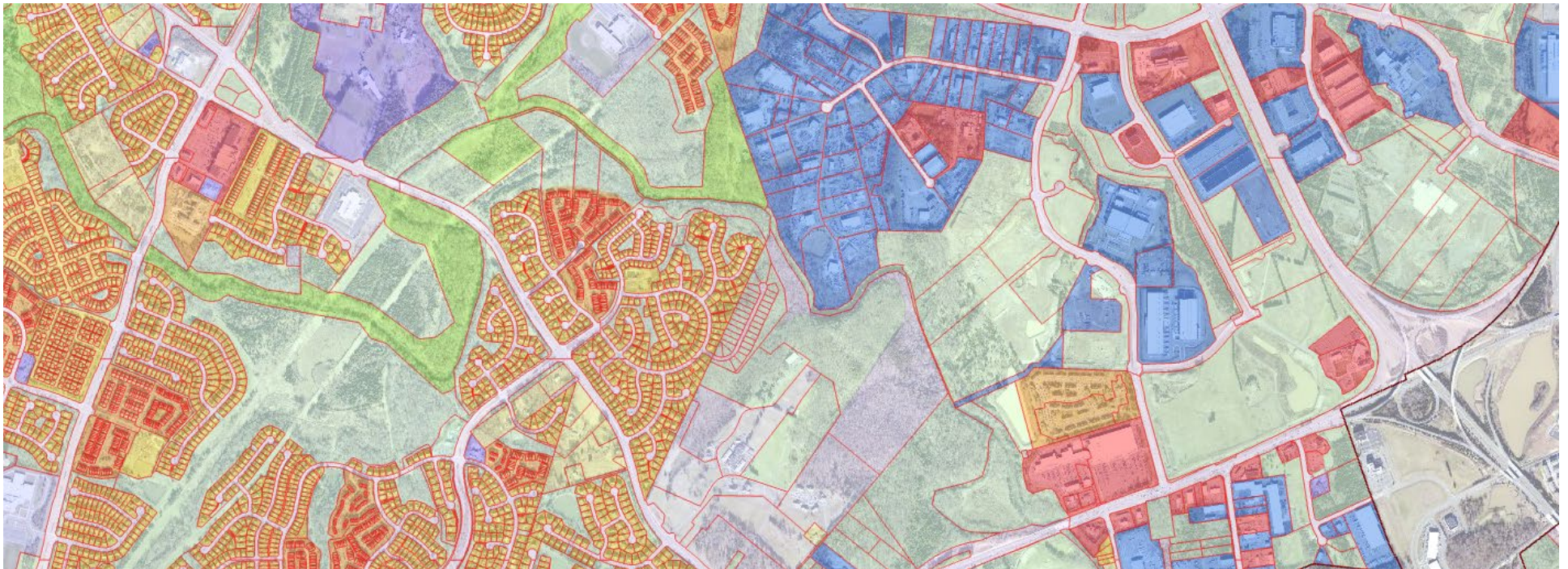
Residential-High Density – Developed residential lots of less than 6,000 square feet.

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

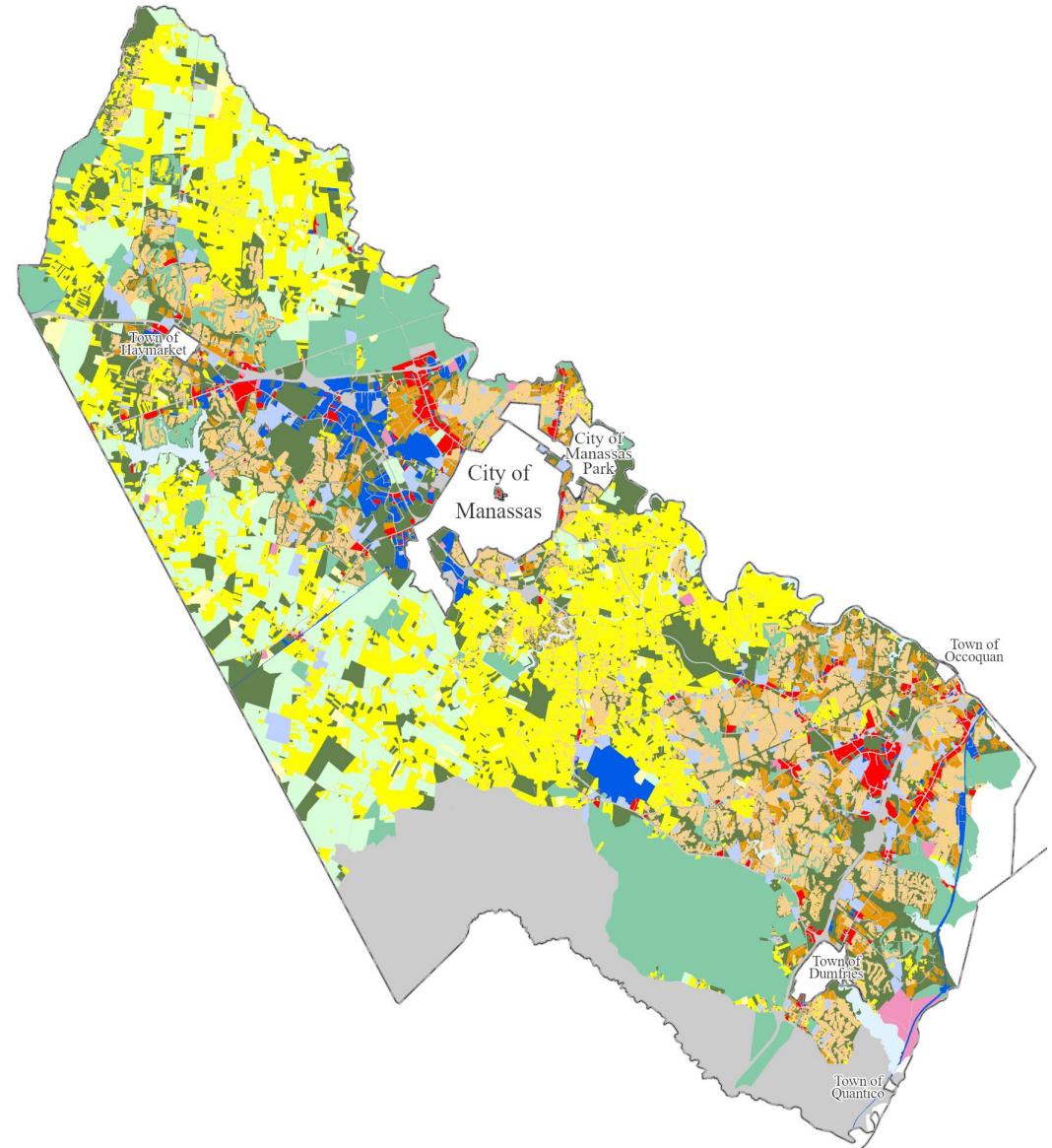
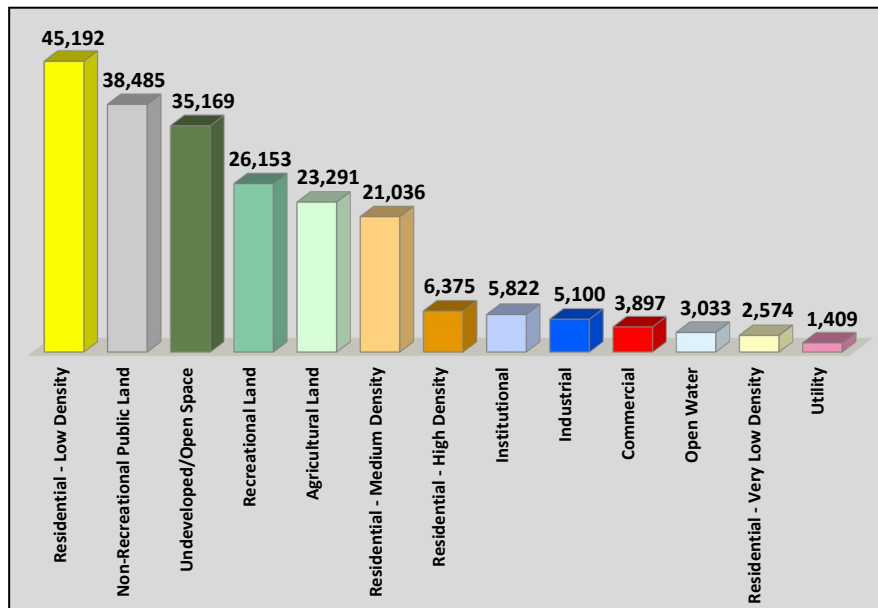
Residential-Low Density – Developed residential lots between 1 and 20 acres.

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

Utility – Electric substations, water towers, solid waste disposal facilities, and power plants.



Land use areas in acres



Appendix

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

Appendix

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

Appendix

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



Appendix

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.pwcva.gov/BuildOutAnalysis>

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

<http://www.pwcva.gov/CountyMapper>

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

<http://www.pwcva.gov/PendingCasesMap>

The Planning Office can be contacted by email at Planning@pwcva.gov

