



February 22, 2023

**TO:** Sherman Patrick, Jr.  
Compton and Duling L.C  
12701 Marblestone Drive, Suite 350  
Prince William, VA 22192  
[sp@comptonduling.com](mailto:sp@comptonduling.com)

**FROM:** Christopher Perez, Principal Planner, PWC Planning Department  
[cperez@pwcgov.org](mailto:cperez@pwcgov.org); Phone: 703-792-8050

**RE:** **Rezoning #REZ2023-00008, Sweetspire**  
**(Submission #1 – Review Comments) Occoquan Magisterial District**

The 1<sup>st</sup> submission for the above referenced case has been reviewed with the following comments. The following Planner review comments are intended to supplement agency comments, which are attached.

- I. **Background** is as follows:
  - A. **Request** - To rezone ±7.1 acres from PMD, Planned Mixed Development, A-1, Agricultural, and O(M) Office Mid-Rise to PMR, Planned Mixed Residential to allow for the development of 186 multifamily units in three buildings.
  - B. **Site Location** – The Property is located on southwest corner of intersection of Marblestone Drive and the Prince William Parkway; is identified on County maps as GPINs 8193-01-2294, 8093-92-9812, 8093-92-9013 and 8093-91-9595.
  - C. **Comprehensive Plan** - The site is designated MU-4, Mixed Use in the Comprehensive Plan and it is within the Government Center Special Planning Area; and is located within the Prince William Parkway Highway Corridor Overlay District.
  - D. **Zoning** - The site is zoned PMD, Planned Mixed Development, A-1, Agricultural, and O(M) Office Mid-Rise.
  - E. **Area Characteristics** – The following table summarizes the area characteristics.

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Government Center (County Complex)	PL	A-1
South	Townhomes	MU-3	PMD

East	Office and Shopping Center	MU-4	PMD
West	Office Buildings (2 story)	MU-4	A-1

**II. Long Range Land Use Plan Analysis**

The site is designated MU-4, Mixed-Use Transect 4, in the Comprehensive Plan. The following table summarizes the uses intended within the MU-4 designation:

<b>Long Range Land Use</b>	<b>Intended Uses and Densities</b>
<b>MU-4, Mixed-Use Transect 4</b>	Mixed-use centers include both residential and commercial uses planned and developed in a comprehensive, coordinated manner and arranged in pedestrian-friendly blocks. These mixed-use centers are locations for neighborhood residential, community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods through multimodal connections. Mixed-use communities are envisioned to create a sense of place within a wide variety of context sensitive place types focused on a spectrum of intensity ranging from a hamlet to an urban town center. Mixed-use integration can be vertical or horizontal with preference to vertical mixed-use in transects T-4 through T-6. Community mixed-use centers are encouraged to include workforce housing and/or be connected to existing or proposed bus transit to nearby destinations including any nearby rail transit. The preferred percent of mix of uses is calculated within the entire contiguous district.

**Land Use Analysis**

- **Development Intensity:** The maximum residential density of a PMR District shall be established by reference to the Comprehensive Plan. The target density in the MU-4 designation is 8 - 24 dwelling units per acre. This project is outside of that range. The Applicant should reduce the number of units so that the proposal is between 8 - 24 dwelling units per acre.
- **Existing Proffers and SUP Conditions:** Portions of this development consist of Land Bay A associated with REZ2000-00132 and SUP#00-00133. These approvals contain proffers and SUP conditions with substantial commitments in place. Provide a proffer and sup condition analysis that provides a status of each commitment. If the commitment is outstanding,

explain how it will be carried forward with the new proposal.

- Affordable Housing: The proposal is encouraged to provide 5% of the units as affordable housing units and 5% of the units as workforce housing units.

### **Community Design Plan**

- HCOD Buffer and Building Setback: Provide a 50 foot wide HCOD buffer area along Prince William Parkway, this will also act as a 50 foot building setback to the Prince William Parkway public-right of way. Generally, the man-made look with street trees, shrubs, and trails as proposed on the MZP is appropriate in this area. Please work with Watershed staff to finalize landscaping designs along this frontage and revise the MZP.
- DCSM Buffer: Buffer C should be revised to provide the full 30 foot wide buffer with required plantings, additionally, the pocket parks should be relocated outside of the buffers.
- Architecture: Building 1 should be provided more articulation of building facades along the street wall fronting Prince William Parkway and Marblestone Drive. The articulation should give the appearance of multiple buildings, rather than a single large brick structure. Breakup the building façade into smaller, more human scaled elements. Provide a variety of roofline modulation techniques. The facade of the building base (ground level of the building) should provide a high level of transparency. The color and material of all proposed facade materials should be indicated on the proffered preliminary design plans. Revise these plans.
- PMR Housing Unit Types: PRM developments between 10 and 75 acres shall provide at least 2 unit types pursuant to Section 32-306.10(1)(a). The application proposes 2 housing types that are not defined in the PMR District; rather, the proposal relies on a modification under Sec 32-306.12(2), by defining two housing types and their standards. Based on the performance standards for the two proposed housing types, it appears Building 1 closely resembles a mid-rise residential building in definition [Section 32-306.12(6)(H)] and Buildings 2 & 3 closely resemble a multifamily building [Section 32-306.12(6)(G)]. As such I offer the following suggestions for changes to the proposal:

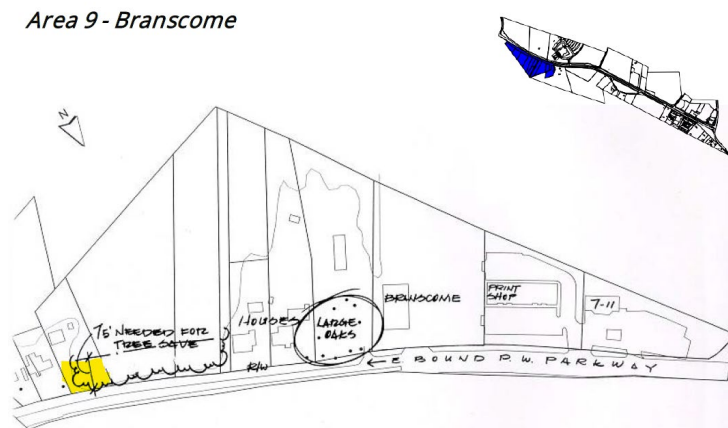
- Elevators: A mid-rise residential building is required to have a minimum of 2 elevators if there are over 100 units in the building. As proposed Building 1 contains 126 units. Based on the preliminary design documents it appears there is only 1 elevator for the entire building. The applicant should proffer two elevators in Building 1 based on the mid-rise residential building standards, which the proposed housing type most closely resembles. Also, based on these standards the building should contain fire detection and suppression equipment. Staff encourages a proffer be provided which commits to these improvements.

- Setbacks from street to dwelling: Both proposed housing types utilize 15 foot setbacks from street to dwelling, however, both the mid-rise residential standard and the multifamily standard require a 35 foot setback.

Along the Prince William Parkway provide a 50 foot street to dwelling setback. Along Marblestone Drive, as proposed a minimum of 30 foot street to dwelling setback is appropriate. Along Cavallo Way a minimum of 28 foot street to dwelling setback is appropriate, as this is a 20% reduction to the standard in the Zoning Ordinance. Revise the proposed setbacks in the performance standards to meet the above guidance.

- Setback for parking to dwelling: The proposal provides a minimum 5 foot setback for parking to dwelling; however, the minimum standard for a mid-rise building is 12 foot setback. Staff supports the 12 foot setback because it allows for sidewalks and planting area between the parking and the building. With the scale and massing of the proposed buildings and the surface parking area, visual relief should be provided through adequate planting areas between the parking and the buildings.

- Corner Feature: Provide a corner feature, such as a Georgian Entry Feature, at Marblestone Drive and the Prince William Parkway that will help establish a sense of place and identity, similar to what was approved with REZ2000-00132 and SUP#00-00133.
- Onsite Recreational Opportunities: The development lacks inviting onsite outdoor recreational areas. Staff has concerns with the proposed activated outdoor amenity space, as many of them appear to be grand entrances into the building, rather than true amenity spaces for recreating. Please explain how these areas will function as recreational areas. Staff has concerns with the activated outdoor amenity space adjacent to Marblestone Drive and believes this type of amenities needs to be relocated interior to the site, or consolidated on the western portion of the proposal near the wooded buffer. Additionally, the pocket parks should be moved out of the required buffers and enlarged. It is encouraged that playground equipment and other amenities be proffered in these pocket parks. Additionally, a proffer should be provided which lists the minimum square footage of outdoor recreational areas and indoor recreational areas.
- The proposal should preserve a 75 foot wide strip of existing vegetation on GPIN 8093-92-9013, which is adjacent to Prince William Parkway. This is an action strategy associated with the Prince William Parkway Streetscape Concept Plan. See Area 9 of the concept plan provided below, which has been highlighted to identify the subject parcel.



REF: APPENDIX D: PRINCE WILLIAM PARKWAY STREETScape CONCEPT PLAN - AREA 9

### **Proffer Review**

- Proffer 3 should be revised to include the minimum square footage of indoor and outdoor amenity areas to be provided.
- Proffer 1 should be revised to include sheet L200, which contains all the buffer planting calculations.
- Proffer 2 should be revised to include the dates of the documents being referenced.
- Proffer 8 should be revised to include all modification requests proposed with the development. Additionally, all modifications shall be provided written justification for the request.
- Please see attached review comments. Additional comments from multiple review agencies are forthcoming. Once received I will forward them to you.
- The Applicant shall conduct outreach and coordination with adjacent property owners and the district's representatives prior to the next submittal. Please reach out to Commissioner Sheikh and Supervisor Boddy prior to moving forward.

### **Next Steps / Resubmission Guidance**

Please resubmit your responses to address staff/agency comments within or approximate to 45 days of the post-submission review meeting. If you have any further questions, please feel free to contact me. I look forward to working with you on this application.

Thank you,

Christopher Perez

## Plan Comments Report Building Official Review Completed

<b>Plan/Case #:</b>	REZ2023-00008	<b>Date:</b> 01/17/2023
<b>Plan/Case Name:</b>	Sweetspire Rezoning	
<b>Plan Case Address:</b>	4885 PRINCE WILLIAM PKWY WOODBIDGE VA 22192	
<b>Reviewer:</b>	Bell, Robert	
	703-792-4106	RBell@pwcgov.org

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

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### Section I - Comments that Require Applicant's Response:

NO COMMENTS

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### Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



# Plan Comments Report

## County Archaeologist Pending

<b>Plan/Case #:</b>	REZ2023-00008	<b>Date:</b>
<b>Plan/Case Name:</b>	Sweetspire Rezoning	
<b>Plan Case Address:</b>	4885 PRINCE WILLIAM PKWY WOODBIDGE VA 22192	
<b>Reviewer:</b>	Patton, Justin	
	703-792-5729	jspatton@pwcgov.org

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

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**Section I - Comments that Require Applicant's Response:** Comments pending

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**Section II - Questions/General Information:**

Comments pending



## Plan Comments Report Crime Prevention Police Review Completed

<b>Plan/Case #:</b>	REZ2023-00008	<b>Date:</b> 01/10/2023
<b>Plan/Case Name:</b>	Sweetspire Rezoning	
<b>Plan Case Address:</b>	4885 PRINCE WILLIAM PKWY WOODBIDGE VA 22192	
<b>Reviewer:</b>	Sawicki, Kimberly	
	703-792-7240	ksawicki@pwcgov.org

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

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### Section I - Comments that Require Applicant's Response:

SEE SECTION II

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### Section II - Questions/General Information:

The Crime Prevention Unit has reviewed the application requesting to rezone ±7.1 acres from PMD, Planned Mixed Development, A-1, Agricultural, and O(M) Office Mid-Rise to PMR, Planned Mixed Residential to allow for the development of 186 multifamily units in three buildings.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and CPTED concepts and strategies related to this site.

Comments

1. Lighting

- Adequate lighting should provide enough illuminance that identification of a face could be made from 35 feet away. The quality and uniformity of the lighting is as important as the amount of lighting.

## 2. Landscaping

- Careful consideration should be given to the placement of landscaping in its current and mature form, as well as any other element that may have the potential for blocking light.
- Avoid landscaping, which obstructs natural surveillance and creates hiding spaces. Keep shrubbery under 3 feet in height and tree branches no lower than 7 feet for visibility.

## 3. Pedestrian trails and walkways

- Provide a clear distance of at least 10 feet between the trails and wood-lines to offer decent sight lines and distance from potential attacks.
- Provide a clear separation between regional trails and private property. The separation should permit leaving the trail in an emergency.
- If a particularly attractive portion of the trail is isolated, making its users vulnerable, create and clearly mark an alternate, observable path that gives users a choice for safer mobility.
- Clearly mark the areas to be used only during the day with entrance signs or gates to control accessibility.

A copy of this memo will remain on file for future reference. If there are any questions or comments, please contact the Prince William County Police Crime Prevention Unit at 703-792-7270.

KDS/kds



## Plan Comments Report Economic Development Pending

<b>Plan/Case #:</b>	REZ2023-00008	<b>Date:</b>	
<b>Plan/Case Name:</b>	Sweetspire Rezoning		
<b>Plan Case Address:</b>	4885 PRINCE WILLIAM PKWY WOODBIDGE VA 22192		
<b>Reviewer:</b>	Flynn, Thomas		
	703-792-5517	TFlynn@pwcgov.org	

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

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### Section I - Comments that Require Applicant's Response:

NO COMMENTS

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### Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



## Plan Comments Report Fire Marshal's Office Reviewed w/Comments

<b>Plan/Case #:</b>	REZ2023-00008	<b>Date:</b> 01/31/2023
<b>Plan/Case Name:</b>	Sweetspire Rezoning	
<b>Plan Case Address:</b>	4885 PRINCE WILLIAM PKWY WOODBIDGE VA 22192	
<b>Reviewer:</b>	Little, Ernest	
	703-792-6883	elittle@pwcgov.org

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

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### Section I - Comments that Require Applicant's Response:

SEE ATTACHED

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### Section II - Questions/General Information:

- 1.01- Fire/Rescue station 26 is the first due fire/rescue resource.
- 1.02- The facility is within the required 4 minute travel time for Basic Life Support and Fire.
- 1.03- The facility is within the required 8 minute travel time for Advance Life Support.
- 1.04- Fire/Rescue Station 26 responded to 1,553 incidents in FY21.
- 1.05- The workload capacity for Fire/Rescue Station 26 is 2,000 incidents per year.



January 26, 2023

**TO:** Andrea Mendez  
Office of Planning

**FROM:** Ernest H. Little, Fire Plans Reviewer  
Fire Marshal's Office

**SUBJECT:** REZ2023-00008 – Sweetspire Rezoning – 4885 Prince William Py – Rezoning-residential - Submission 1

As requested, the Prince William County Department of Fire and Rescue has reviewed a copy of the subject application, proposed proffers, and site plan, and offers the following comments:

**Conditions:**

None

**Corrections:**

None

**Recommendations:**

- 1.01- Fire/Rescue station 26 is the first due fire/rescue resource.
- 1.02- The facility is within the required 4 minute travel time for Basic Life Support and Fire.
- 1.03- The facility is within the required 8 minute travel time for Advance Life Support.
- 1.04- Fire/Rescue Station 26 responded to 1,553 incidents in FY21.
- 1.05- The workload capacity for Fire/Rescue Station 26 is 2,000 incidents per year.



## Plan Comments Report

### Historical Commission

### Reviewed with Comments

<b>Plan/Case #:</b>	REZ2023-00008	<b>Date:</b> February 14, 2023
<b>Plan/Case Name:</b>	Sweetspire Rezoning	
<b>Plan Case Address:</b>	4885 PRINCE WILLIAM PKWY WOODBIDGE VA 22192	
<b>Reviewer:</b>	Brzyski, Toni	
	703-792-6832	abrzyski@pwcgov.org

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

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**Section I - Comments that Require Applicant's Response:** Evidence suggests potential

cemetery location. Conduct cemetery delineation.

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**Section II - Questions/General Information:**

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Evidence suggests potential cemetery location. Conduct cemetery delineation.

HISTORICAL COMMISSION MEETING – February 14, 2023

**DRAFT LAND DEVELOPMENT RECOMMENDATIONS**

Resolution to be approved at the March 14<sup>th</sup> meeting of the Historical Commission

<b><u>Case Number</u></b>	<b><u>Name</u></b>	<b><u>Recommendation</u></b>
REZ2023-00005	Abel Property	No Further Work
REZ2023-00009	Featherstone Road	No Further Work
SUP2023-00012	Featherstone Coffee Shop	No Further Work
SUP2023-00013	Featherstone Self-Storage Center	No Further Work
SUP2023-00015	Jiffy Lube Special Use Permit Amendment	No Further Work
REZ2023-00008	Sweetspire	Evidence suggests potential cemetery location. Conduct cemetery delineation.
REZ2023-00010	Casey's Corner	No Further Work
REZ2023-00011	Casey's Corner Proffer Amendment	No Further Work
SUP2023-00017	Starbucks at 7401 Sudley Road	No Further Work
REZ2023-00012	8319 Bethlehem Road	No Further Work



## Plan Comments Report Housing & Comm Development Review Completed

<b>Plan/Case #:</b>	REZ2023-00008	<b>Date:</b> 02/21/2023
<b>Plan/Case Name:</b>	Sweetspire Rezoning	
<b>Plan Case Address:</b>	4885 PRINCE WILLIAM PKWY WOODBIDGE VA 22192	
<b>Reviewer:</b>	Joan S. Duckett	
	703.792-7539	jduckett@pwcgov.org

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

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### Section I - Comments that Require Applicant's Response:

The Office of Housing and Community Development encourages the Developer to provide affordable housing units as prescribed in the recently adopted Housing Chapter of the Comprehensive Plan.

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### Section II - Questions/General Information:

The Office of Housing and Community Development encourages the Developer to provide affordable housing units as prescribed in the recently adopted Housing Chapter of the Comprehensive Plan.



## Plan Comments Report Land Dev Case Manager Review Completed

<b>Plan/Case #:</b>	REZ2023-00008	<b>Date:</b> 02/06/2023
<b>Plan/Case Name:</b>	Sweetspire Rezoning	
<b>Plan Case Address:</b>	4885 PRINCE WILLIAM PKWY WOODBIDGE VA 22192	
<b>Reviewer:</b>	Maharmeh, Anwar	
	703-792-4619	amaharmeh1@pwcgov.org

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

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### Section I - Comments that Require Applicant's Response:

NO COMMENTS

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### Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



## Plan Comments Report

### Long Range Planning

#### Review Completed w comments

<b>Plan/Case #:</b>	REZ2023-00008	<b>Date:</b> 2-22-23
<b>Plan/Case Name:</b>	Sweetspire Rezoning	
<b>Plan Case Address:</b>	4885 PRINCE WILLIAM PKWY WOODBIDGE VA 22192	
<b>Reviewer:</b>	Vanegas, Alexander	
	703-792-8127	avanegas@pwcgov.org

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

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### Section I - Comments that Require Applicant's Response:

See attached

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### Section II - Questions/General Information:

See attached.

**From:** [Vanegas, Alexander I.](#)  
**To:** [Mendez, Andrea](#)  
**Subject:** REZ2023-00008 Sweetspire  
**Date:** Wednesday, February 22, 2023 10:32:09 AM

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## **Long- Range Review of REZ2023-00008, Sweetspire**

The Government Complex Activity Center includes Community Design policies and action strategies that need to be addressed as part of the rezoning.

**GCCD-POLICY 1:** Use consistent, high-quality development using the design guidelines throughout the Activity Center Plan area to establish a sense of place and identity and to signify the importance of Prince William County.

### **ACTION STRATEGIES:**

**GCCD 1.1** Rezoning and special use permit applicants should provide consistent, high-quality design and construction of buildings, landscaping, signage, and lighting and renderings or other written or graphic materials that depict adherence to good community design principles and consistency with the established County Center and County Complex design concepts.

**GCCD 1.4** A high level of architectural performance and construction standards should be met in all construction in the Activity Center Plan area in the rezoning and special use permit process. Architectural drawings showing 360-degree architecture, building elevations, and material sample boards should be submitted with each proposal. Encourage architectural plans that are developed specifically to match the overall quality, style, and design envisioned for the central focal point of the County.

Best regards,

Alex

### **Alex Vanegas, AICP, CPM**

Principal Planner, Long Range Division  
T: 703.792.8127 | O: 703.792.7615 | F: 703.792.4401  
[avanegas@pwcva.gov](mailto:avanegas@pwcva.gov)

Prince William County Government  
Planning Office  
5 County Complex Court Prince William, VA 22192  
[www.pwcgov.org/planning](http://www.pwcgov.org/planning) | [www.facebook.com/pwcgov](https://www.facebook.com/pwcgov) | [www.twitter.com/pwcgov](https://www.twitter.com/pwcgov) |  
[www.youtube.com/princewilliamcounty](https://www.youtube.com/princewilliamcounty)

For more information on the Comprehensive Plan and small area plan updates, please visit the Pathway to 2040 web portal at: [www.pwcgov.org/pathwayto2040](http://www.pwcgov.org/pathwayto2040)

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## Plan Comments Report Parks and Recreation Reviewed with Comments

<b>Plan/Case #:</b>	REZ2023-00008	<b>Date:</b> 2/24/2023
<b>Plan/Case Name:</b>	Sweetspire Rezoning	
<b>Plan Case Address:</b>	4885 PRINCE WILLIAM PKWY WOODBIDGE VA 22192	
<b>Reviewer:</b>	Pakkala, Patti	
	703-792-8004	PPakkala@pwcgov.org

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

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### Section I - Comments that Require Applicant's Response:

SEE ATTACHED

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### Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



February 24, 2023

**TO: Christopher Perez  
Planning Office**

**FROM: Patti Pakkala  
PWC Department of Parks, Recreation & Tourism**

**RE: REZ2023-00008, Sweetspire  
Occoquan Magisterial District**

The Prince William County Department of Parks, Recreation & Tourism (DPRT) has reviewed a copy of the subject application and offers the following comments, relevant to the level of service (LOS) standards contained in the Parks, Open Space and Trails Chapter of the Prince William County Comprehensive Plan (adopted March 10, 2020), and park goals identified in the DRPT Parks, Recreation and Open Space Master Plan (adopted October 6, 2020).

**APPLICATION SUMMARY**

The application requests to rezone 7.1 acres over 4 parcels from PMD (Planned Mixed Development), A1 (Agricultural), and O(M) (Office Mid-Rise) to PMR (Planned Mixed Residential) to allow for the development of 186 multi-family units in three buildings. The subject parcels are located in the southwest quadrant of the intersection of Marblestone Drive and Prince William Parkway in the Occoquan Magisterial District.

**PWC PARKS AND RECREATION FACILITIES WITHIN THE SERVICE AREA THE PROJECT\***

<b><u>Park Type</u></b>	<b><u>Park/Facility</u></b>
<b>Neighborhood</b>	Earl M. Cunard Park at Ridgefield Village (no direct walking route)
<b>Community</b>	PWC Stadium Complex (Pfitzner Stadium) Lake Ridge Marina & Golf Course
<b>Regional</b>	Chinn Aquatics & Fitness Center Andrew Leitch Park/Waterworks Waterpark
<b>Linear/Resource</b>	None
<b>Natural/Cultural Res.</b>	None
<b>School/Community Use</b>	None
<b>Trails</b>	Existing sidewalks along Prince William Parkway and Marblestone Drive

\*Note: Not all parks within the service area of the proposed project are listed. DPRT has reduced the list to the parks that will most likely be used by the development's residents based on anticipated use and travel patterns for residents in this area of the county.

## **PROPOSED PROFFERS**

The Draft Proffer Statement included with the application provides the following (Proffer 3):

### **3. COMMUNITY RECREATION.**

- A. Indoor and Outdoor Amenities Area. The Applicant shall construct amenity areas, including an indoor fitness center and activity areas, and outdoor civic areas in the locations shown on the MZP. The Applicant shall be permitted to periodically change the specific amenities provided in response to resident use and needs. These features shall be shown on the final site plan for the area, and construction of said amenity area shall be completed prior to the release of the final performance bond.
- B. Bike Rack. Three (3) bike racks shall be provided, one (1) shall be placed at an entrance to the Activated Multifamily Building, and one (1) shall be placed at one (1) of the entrances to the Transitional Multifamily Buildings. The exact locations shall be determined at the time of the final site plan review.

## **DPRT REVIEW**

After review, DPRT finds the following strengths and weaknesses with the subject application:

### **Proposal's Strengths:**

- The application states that a mix of indoor and outdoor amenities/amenity areas will be provided, including an indoor fitness center and outdoor civic area, in the locations shown on the MZP.
- The applicant has proposed to provide bike racks in this development.

### **Proposal's Weaknesses:**

- The "outdoor civic area(s)" appear to primarily be the landscaped areas around the buildings which appear to only offer some seating areas.
- Page C100 of the MZP identifies areas as "potential pocket park(s)", but the application does not include any representation of what amenities might be provided in these areas. With this, it is difficult to determine the scale of features that could be provided in these areas. The potential pocket park areas are also not directly connected to the development's sidewalks/trails.
- There do not appear to be any outdoor amenities offered for the projected toddler and school-age residents of this development.

## **DPRT COMMENTS**

After review, DPRT offers the following comments based on the identified weaknesses of this application:

- There should be a sidewalk/trail system around the perimeter of the property to offer broader exercise opportunities for the residents of this development.
- All pocket park areas should be connected via accessible sidewalks and/or trails.
- An active recreational amenity (playground, climbing wall, swings, and/or similar) should be provided in one of the pocket parks to serve the school-aged children in this development.
- It would be helpful if the applicant could provide some schematic drawings of what one or two of the pocket park areas might look like and the types of features to be provided therein. To the extent feasible, it would also be helpful if the proffers identified the type and mix of outdoor amenities that will be provided in this development.



## Plan Comments Report Planning GIS Specialist Review Completed

<b>Plan/Case #:</b>	REZ2023-00008	<b>Date:</b> 01/31/2023
<b>Plan/Case Name:</b>	Sweetspire Rezoning	
<b>Plan Case Address:</b>	4885 PRINCE WILLIAM PKWY WOODBIDGE VA 22192	
<b>Reviewer:</b>	Mccleary, John	
	703-792-6859	JMcCleary@pwcgov.org

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

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### Section I - Comments that Require Applicant's Response:

NO COMMENTS

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### Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



## Plan Comments Report School Board Pending

<b>Plan/Case #:</b>	REZ2023-00008	<b>Date:</b>
<b>Plan/Case Name:</b>	Sweetspire Rezoning	
<b>Plan Case Address:</b>	4885 PRINCE WILLIAM PKWY WOODBIDGE VA 22192	
<b>Reviewer:</b>	Matthew L. Townsend	
	703.791.8550	townseml@pwcs.edu

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

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### Section I - Comments that Require Applicant's Response:

NO COMMENTS

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### Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.



## Plan Comments Report Transportation Dept Reviewed w/Comments

<b>Plan/Case #:</b>	REZ2023-00008	<b>Date:</b> 02/09/2023
<b>Plan/Case Name:</b>	Sweetspire Rezoning	
<b>Plan Case Address:</b>	4885 PRINCE WILLIAM PKWY WOODBIDGE VA 22192	
<b>Reviewer:</b>	Barrett, Bryce	
	703-792-6824	BBarrett@pwcgov.org

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

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### Section I - Comments that Require Applicant's Response:

SEE ATTACHED

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### Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.

<b>PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION PROJECT REVIEW COMMENT AND RESOLUTION SHEET</b>						<b>COMMENT CATEGORIES:</b> 1. CORRECTIONS 2. RECOMMENDATIONS 3. CLARIFICATIONS
<b>COUNTY PROJECT NUMBER: REZ2023-00008</b>		<b>DEVELOPER/ENGINEER: IMEG CORPORATION 9301 INNOVATION DRIVE STE. 150 MANASSAS, VA 20110</b>		<b>REVIEWER(S): BRYCE BARRETT <a href="mailto:BBARRETT@PWCGOV.ORG">BBARRETT@PWCGOV.ORG</a></b>		<b>DATE: 2/09/2023</b>
<b>TYPE &amp; SUBMITTAL # REZONING FIRST SUBMISSION</b>		<b>PROJECT NAME: SWEETSPIRE REZONING</b>				
ITEM No.	DWG. No. <sup>(1)</sup>	COMMENTS	COMMENT CATEGORY	RESPONSE	FINAL DISPOSITION	
1.01	Comp Plan Mobility Policy 6 (Adopted 12/13/2022)	Rezoning applications should consider including electric vehicle charging stations and/or the infrastructure need to support implementation of electric vehicles by residents. Additionally, consideration for dedicated bike infrastructure (including electric bikes) can encourage residents to utilize multimodal mobility opportunities.	2			
1.02	DCSM 610.03	The Applicant has proposed a modification of the minimum parking requirements of the DCSM. The Applicant must submit a waiver request with adequate justification based on engineering, environmental or constructability issues.	1			

(1) To be completed by Applicant/Engineer. Date of Response is required.  
 (2) The PWC reviewer is responsible for the final disposition of all comments.

1.03	MZP C100	All roadways should be labeled to identify posted and design speeds and the latest (2021) VDOT average annual daily trips (AADT).	1		
1.04	MZP C100	The central parking lot travelway which runs east to west should be aligned with the Marblestone Drive entrance to create a more harmonious circulation of the site.	2		

(1) To be completed by Applicant/Engineer. Date of Response is required.  
 (2) The PWC reviewer is responsible for the final disposition of all comments.



# Plan Comments Report

## VA American Water Co

### Reviewed

<b>Plan/Case #:</b>	REZ2023-00008	<b>Date:</b> 2-22-23
<b>Plan/Case Name:</b>	Sweetspire Rezoning	
<b>Plan Case Address:</b>	4885 PRINCE WILLIAM PKWY WOODBIDGE VA 22192	
<b>Reviewer:</b>	Hao (Steven) Chen, PE	
	703-706-3889	hao.chen@amwater.com

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

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### Section I - Comments that Require Applicant's Response:

We do not have comments on this submittal.

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### Section II - Questions/General Information:

We do not have comments on this submittal.

**From:** Hao S Chen <Hao.Chen@amwater.com>

**Sent:** Tuesday, February 21, 2023 5:09 PM

**To:** Mendez, Andrea <AMendez@pwcgov.org>; Chris J Long <Chris.Long@amwater.com>

**Cc:** Perez, Christopher <CPerez@pwcgov.org>

**Subject:** VAW review comments: Planning- Review Package S1 - Sweetshire REZ2023\_0109

Andrea,

I downloaded this file... We do not have comments on this submittal (S1).

Sidenote: please add me to County review email contact group.

Thanks

Hao (Steven) Chen, PE

Sr. Project Engineer

Virginia-American Water Company (VAWC)

2223 Duke Street, Alexandria, Virginia 22314

Office: 703-706-3889

[Hao.Chen@amWater.com](mailto:Hao.Chen@amWater.com)



## Plan Comments Report VDOT Fairfax Review Completed

<b>Plan/Case #:</b>	REZ2023-00008	<b>Date:</b> 02/09/2023
<b>Plan/Case Name:</b>	Sweetspire Rezoning	
<b>Plan Case Address:</b>	4885 PRINCE WILLIAM PKWY WOODBIDGE VA 22192	
<b>Reviewer:</b>	Barrett, Bryce	
	703-792-6824	BBarrett@pwcgov.org

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

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### Section I - Comments that Require Applicant's Response:

SEE ATTACHED

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### Section II - Questions/General Information:

SEE ATTACHED

<b>VIRGINIA DEPARTMENT OF TRANSPORTATION                  PRINCE WILLIAM LAND USE                  PROJECT REVIEW                  COMMENT AND RESOLUTION SHEET</b>			<b>TIA - NOT REQUIRED</b>		<b>COMMENT CATEGORIES:</b> 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION
<b>COUNTY PROJECT NUMBER:</b> REZ2023-00008		<b>DEVELOPER/ENGINEER:</b> CHRISTOPHER CONSULTING	<b>REVIEWER(S):</b> HIREN C JOSHI		<b>DATE:</b> 01-09-2023
<b>PROJECT NAME:</b> Sweetspire Rezoning		<b>REVIEW PHASE &amp; TYPE:</b> REZ 1 <sup>ST</sup> SUBMISSION	<b>DISCIPLINE:</b> PWC LAND USE		
ITEM NO.	DWG. NO. <sup>(1)</sup>	COMMENTS	COMMENT CATEGORY	RESPONSE <sup>(2)</sup> DATE:	FINAL DISPOSITION <sup>(3)</sup>
1.01	GDP	We have completed the review of the subject application and we have no objection to its approval.	2		

(1) Indicate drawing no./page no. or use "G" for general comment.  
 (2) To be filled out by Applicant/Engineer. Date of Response is required.  
 (3) The VDOT reviewer is responsible for the final disposition of all comments.

Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants.



## Plan Comments Report Watershed Management Reviewed w/Comments

<b>Plan/Case #:</b>	REZ2023-00008	<b>Date:</b> 2/27/2023
<b>Plan/Case Name:</b>	Sweetspire Rezoning	
<b>Plan Case Address:</b>	4885 PRINCE WILLIAM PKWY WOODBIDGE VA 22192	
<b>Reviewer:</b>	Flanagan, Julia	
	703-792-7208	jflanagan@pwcgov.org

The following items/issues were noted on your case. Please review and provide a letter responding to these comments, along with revised plans and proffers. Please be advised that staff might not identify all of the issues that arise during the case review and public hearing process. In addition, the solutions to the issues identified in this correction report might not be the only solutions, but are thought to be the most desirable solutions as determined by staff. Please note that any modifications will result in further review by pertinent agencies and staff, and could result in changes to the analysis and/or any recommendations.

---

### Section I - Comments that Require Applicant's Response:

SEE ATTACHED

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### Section II - Questions/General Information:

NO RECOMMENDATIONS DOCUMENTED.

# ENVIRONMENTAL MANAGEMENT COMMENTS

**PROJECT:** Sweetspire Rezoning

**PROJECT#:** REZ2023-00008

**FROM:** Benjamin Eib, Assistant Chief of Watershed Management Branch

**REVIEWERS:** Julia Flanagan (Arborist), Clay Morris (Environmental Engineer)

**DATE:** February 6, 2023

**REQUEST:** Rezone 7.1 acres from PMD, Planned Mixed Development, A-1, Agriculture, and O(M) Office, Mid-rise to PMR, Planned Mixed Residential to allow for 186 multifamily units in 3 buildings. The proposal would consolidate 4 properties to expand the existing PMR zoning on the eastern half of the site to include 3 properties at the western end of the site.

**SITE:** The portion of the site already zoned PMR was cleared with the development of the Prince William Town Center around 2003. It currently is primarily open lawn with a small mature hardwoods along the western side. The western half of the site contains mature hardwood forest including numerous specimen trees and a residence. A frontage along Prince William Parkway has a 50' wide HCOD requirement.

**SUBWATERSHED:** Neabsco Creek (820)

**IMPERVIOUS/ PERVIOUS:** Existing = 1% / 99%, Proposed = 71% / 29%

**AREA OF DISTURBANCE:** Ex. = 53%; Proposed = 100%

**RARE, THREATENED, AND ENDANGERED SPECIES:** None of concern

## COMMENTS:

### I. Anticipated Impacts on Goals, Policies and Action Strategies of the Comprehensive Plan

#### Natural Resources

1.1 DES-12.1, 12.3, 12.5; EN1.5 and EN-10 all call for the conservation of natural resources, including our native forest cover and fitting the proposed development into the natural land form. EN-4.8 calls for developers to preserve and/or re-establish vegetative buffers along major roadways as a means of filtering and absorbing pollutants. This site contains good quality native hardwood forest with numerous specimen trees. The Applicant's proposal is to clear 100% of this forest.

Staff recommends the Applicant revise their proposed limits of disturbance (LOD) to conserve the existing hardwood forest, meeting their tree cover requirement through conservation of existing forest cover.

1.2 Several Specimen Trees are located onsite. All are proposed to be cleared. Staff recommends the Applicant design so as to preserve, at a minimum, the 38" White Oak located

in front of the existing dwelling to be demolished. This will require careful demolition of the existing building and a tree preservation plan.

1.3 Staff recommends the Applicant agree to a proffer to use exclusively plant species native to Virginia throughout the site. (DES-13.1)

## **Landscaping**

1.4 This site has extensive frontage on Prince William Parkway. Appendix D of the Government Center Activity Plan calls for a 50' to 75' wide tree preservation area along the western portion of the Parkway which may include the 15' wide existing "Joint Use Utility Easement". It also calls for a 50' to 75' wide planting strip in the eastern portion of the frontage. The Applicant is proposing a buffer as little as 25' and which is crisscrossed by sidewalks and utilities. Staff also notes that 4 story buildings are proposed, which necessitate a greater setback to prevent the buildings from appearing to crowd the Parkway. See also DES-4.3 and 4.4.

Staff recommends the Applicant:

- a. Provide the minimum 75' wide tree preservation area in the western portion of the site where existing forest cover exists along the Parkway. This will allow for preservation of sufficient root zone needed for mature trees.
- b. Commit to providing a tree preservation plan that meets the minimum elements outlined in the DCSM Plant Selection Guide.
- c. Provide the minimum 50' wide planting strip from the woodland eastward. Currently the building is proposed in this 50' setback. A minimum of 320'pu/100lf should be met.
- d. Eliminate many of the proposed sidewalks in the planting strip that run parallel to the existing sidewalk in the right-of-way. Some proposed sidewalks are separated by as little as 15' from the existing sidewalk along the Parkway.

1.5 The Applicant is proposing very small setbacks from the parking lot to the building fronts. This does not provide enough green space to support 1) large and medium trees to shade and ameliorate the heat island effect, 2) the needed rooting and canopy space to support the mature growth of trees or 3) quality landscaping of varied tree, shrub and other plant types to create an appealing aesthetic to the community. The building fronts are largely devoid of larger trees which will create an impoverished appearance. Staff recommends the Applicant provide green spaces a minimum of 15' wide at the building fronts.

## **II. Site Specific Concerns:**

1.6 Regarding the MZP:

- a. Remove all reference to plant species. Utilize only plant types, such as "Large Deciduous Trees", "Small Evergreen Tree", "Shrub".
- b. The same tree symbols are used for different plant types. Please use a distinct symbol for each plant type. Only one symbol per type is needed since you will not be showing various species.
- c. Show the Zoning/GPIN/Owner/Use for all adjoining properties. Show this on the "Landscape & Buffer Plan" and "Land Use Plan & Site Layout".

1.7 In many cases trees are proposed to be planted close to hard surfaces such as sidewalks, pathways and buildings. The proposed design creates unnecessary conflicts between tree roots and sidewalks and tree canopies and buildings. Please revise the design to provide a minimum of 6' distance between trunk locations and hard structures such as sidewalk. Please provide a minimum of 15' from Large and Medium deciduous trees and Large Evergreen trees and building walls, 10' for small and compact deciduous and medium, small and compact evergreen trees.

**III. Conflicts with Minimum Development Standards:**

1.8 A 30' wide buffer is required along the western property line abutting the office use. This is not provided per standards (ZO 32-250.30-.32; DCSM 802.10-.12, Table 8-1). Staff recommends the Applicant:

- a. Provide the full 30' width of the buffer.
- b. Show the storm lines and associated easement relocated out of the buffer.
- c. Show the "Pocket Park" located out of the 30' buffer.
- d. Commit to a proffer that no utility easements will be located in the 30' buffer except for minimal crossings.