

**NARRATIVE STATEMENT**

**October 10, 2024**

**#REZ2024-XXXXX, Carver Road Subdivision**

**Existing Zoning: A-1**

**Proposed Zoning: Planned Mixed Residential (PMR)  
Brentsville Magisterial District**

**GPINS: 7297-74-5573; 7297-74-4191; 7297-75-5314; 7297-74-1850; 7297-74-8553;  
7297-74-7730; 7297-74-6418; 7297-74-8209; 7297-74-5433; 7297-84-2264; 7297-84-  
4447; 7297-85-4618; 7297-85-2080; 7297-85-2557; 7297-85-6136; 7297-74-8340  
(collectively, the “Subject Property”)**

**Site Area: 41.27 acres (appx)**



*Existing Zoning*



*Proposed Zoning*

**Proposal**

T VA Carver LLC (the “Applicant”) is the contract purchaser of the properties comprising the Subject Property, consisting of approximately 41.27 acres located near and around the intersection of Carver Road and Old Carolina Road in the Brentsville District. The Subject Property is currently zoned A-1, Agricultural and the Applicant is seeking to rezone the Property to PMR, Planned Mixed Residential, to allow for the development of 110 single family detached units. The proposal envisions a lower density, rural-suburban community that integrates on-site passive and active recreation amenities, provides access to major County arterial routes (Routes 15 and 29), and respects the cultural and historical significance of this

area. This community will offer two housing options, Cluster and Village, and a mix of lot sizes ranging from a minimum 6500 sq ft to a minimum 7500 sq ft. The variety of lot size and housing type will appeal to a range of income levels. Each of the homes will be constructed with high-quality materials and will possess an architectural character that both respects traditional design principles and is harmonious with the surrounding residential development. The layout of the neighborhood will promote pedestrian activity and foster a distinct sense of community, with an internal circulation that provides residents with access to the neighborhood's rich amenities, to include a playground, natural surface trails, and green space that honors this area's historical heritage. Pedestrian connectivity within the development and to Buckland Mills Elementary School will be achieved through the neighborhood's vast internal network of sidewalks. A shared use path will also be provided along the portions of the property that front Old Carolina Road. Beyond the boundaries of the neighborhood, the Carver Road Subdivision will implement the suburban design policies outlined in the Comprehensive Plan by enhancing the livability and connectivity of the surrounding neighborhoods.

### **Background**

The Subject Property consists of an assemblage of A-1 parcels, the majority of which involves unimproved land, and a few lots developed with single-family detached rural residences. Several of the subject parcels located south and west of Carver Road were previously subject to the Haymarket Estates rezoning application, #PLN2007-00629<sup>1</sup>. Haymarket Estates proposed rezoning approximately 29.46 acres from A-1, Agricultural to R-4, Suburban Residential for the development of a maximum of 72 single-family detached units. The application was heard by the Planning Commission and was recommended for approval at their May 7, 2008, hearing; however, the application was withdrawn prior to being heard by the Board of County Supervisors. Since that time, the Subject Property has largely remained in the same condition as it existed at the time of that rezoning.

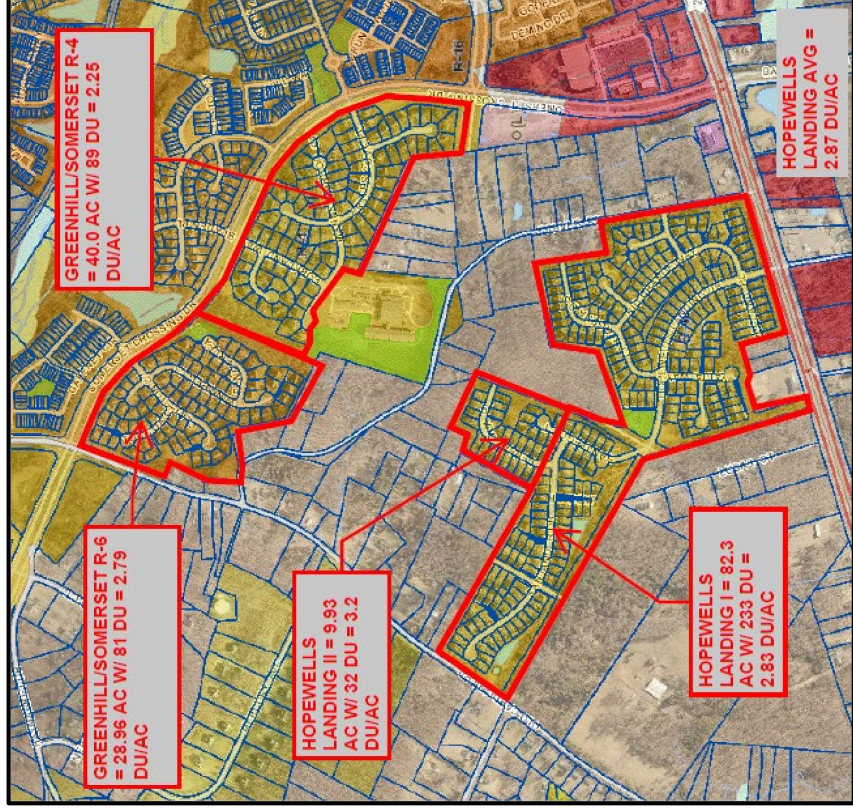
### **Land Use**

The Subject Property is bisected by Carver Road, which also serves as a boundary line for the property's Long Range Land Use classification. The southern parcels are planned RN-2, Residential Neighborhood in the 2040 Comprehensive Plan, while the northern parcels are planned RN-3, Residential Neighborhood. These classifications track with the Subject Property's historic land use classifications, existing prior to the 2040 Comprehensive Plan, which involved Suburban Residential Low for the southern portion, and Suburban Residential Medium for the northern portion. The requested zoning district, PMR, implements both the RN-2 and RN-3 classifications.

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<sup>1</sup> GPINs # 7297-74-5573; 7297-74-4191; 7297-75-5314; 7297-74-1850; 7297-74-8553; 7297-74-7730; 7297-74-6418; 7297-74-8209; 7297-74-5433; 7297-84-2264; 7297-84-4447

As shown on the Master Zoning Plan (MZP), prepared by IMEG and dated October 7, 2024, the overall density yield equals 2.72 dwelling units per acre. This places the density squarely within the middle range of the RN-2 classification (i.e., 1-4 du/acre) and below the recommended density for RN-3 (i.e., 4-12 du/acre). A lower overall density range is appropriate in view of the area context, as the proposed development will act as a transition from to the rural residential environment in the north to the established cluster developments to the south and east. The below density exhibit provides the appropriate context for this proposal.



*Surrounding Density Exhibit*

Lastly, a Land Use Impact Analysis Report dated September 16, 2024, as prepared by Virginia Proffer Solutions (the “Proffer Analysis”), is submitted with this Application. As discussed further herein, this Proffer Analysis properly addresses the projected impacts of this development as they pertain to core public facilities, as defined by § 15.2-2303.4 VA Code Ann.

**Community Design.**

The Applicant has submitted Design Guidelines, as prepared by IMEG, and dated September 30, 2024, which will shape the development of this community and provide an attractive, walkable, and desirable neighborhood for future residents and families within the Brentsville District. The illustrative renderings in the Design Guidelines reveal high-quality

architecture, colors and materials that both respect traditional design principles as well as ensure compatibility with the established residential neighborhoods within the vicinity. Consistent with Land Use Policy 35.12, Carver Road Subdivision will feature recreation amenities such as a playground, a natural surface trail encircling the SWM pond, as well as greenspace area commemorating the area's cultural and historical heritage. Additionally, the provision of streetscape landscaping with tree-lined roadways, tastefully appointed site furnishings and community-identifying entrance signage promotes the goal of a distinctive, attractive development with a strong sense of place as envisioned in Land Use Policy 4.

### **Cultural Resources**

The Subject Property is located in an area historically known as “The Settlement”, which is discussed more substantively within the Phase I Cultural Resources Investigation as prepared by Thunderbird Archeology and dated September 2024. As a result of this investigation, artifacts were recovered from GPIN: 7297-85-2080, 7297-85-6136, and 7297-85-4618. Accordingly, the Applicant proffers to provide a Phase II Cultural Resources study in connection with future development.

For the parcels previously subject to the Haymarket Estates rezoning application, a Phase I Analysis had been prepared and submitted. No further action on these parcels was warranted, as determined by the County at that time. Accordingly, a CRA waiver for these parcels, signed by the County Archeologist and dated August 26, 2024, is provided with this Application.

Moreover, the Applicant has identified greenspace area on the submitted plans with the goal of creating a place for honoring The Settlement heritage. To that end, the Applicant has initiated discussion with the community to present this idea and solicit feedback, and will coordinate with both the Planning Office and the Historical Commission for this purpose.

### **Economic Development**

The proposed high-quality residential community will repurpose and activate stagnant unimproved land, which will have a positive effect on property values within the vicinity. The development will equally serve to retain existing residents and attract new residents to the Brentsville District, and will generate additional property tax revenue for the County as well as contribute to the economic vitality of the area's commercial base.

### **Environment**

A detailed Environmental Constraints Analysis (“ECA”), prepared by IMEG, is included with this application. Please see the submitted ECA for more details regarding environmental considerations. Additionally, both a Perennial Flow Determination and a Wetlands Delineation, prepared by TNT Environmental, are provided with this submission. According to the field delineation, there is no Resource Protection Areas located on the Property. Any project related

impacts to wetlands will be addressed through consultation and review by the appropriate permitting entities, including Environmental Services and the Army Corps of Engineers.

### **Fire and Rescue**

The Property is served by Station #4 and is located within the 4-minute response time for fire suppression and basic life support and 8-minute travel time for advance life support. Station #4 has one ambulance, one medic unit, two pumpers, one brush truck, one heavy rescue, one ladder truck, and one collapse rescue unit. Station #4 has a capacity to respond to 6,000 incidents per year and in 2023, there were 4,972 incidents. As such, per the submitted Proffer Analysis, Station #4 has adequate capacity to absorb the impacts from the proposed development, and further details on the Station's capacity and level of service are provided therein. The Applicant commits to exploring any reasonable mitigation for Fire and Rescue impacts through the course of project review.

### **Housing**

The proposed development will provide a high-quality housing product with two different housing types and lot widths. This range of housing options serves to promote affordability that is consistent with the County's housing policy goals. Additionally, the Applicant commits to, and proffers, a per unit cash contribution to support the County's Housing Fund, once established by the pending Affordable Dwelling Unit Ordinance (DPA2022-00003). Such per unit cash contributions are in line with contributions previously approved and established for similar rezoning requests.

### **Libraries.**

The proposed development is not anticipated to impact public library capacity.

### **Parks and Open Space**

The proposed development lies within Prince William County Parks Planning District 3 and is near Planning Districts 2 and 1. It is anticipated that the project would be served by parks within Park Planning Districts 1, 2, 3, 5 and 7, which house a total 1,443 acres of County-owned parkland with a mix of both passive and active areas. This parkland comprises two community parks within a 10-20-minute drive time of the proposed development, five regional parks located within a 20-30-minute drive time of the proposed development, one Natural/Cultural Resource Parks, and the planned 17-mile Catharpin Greenway. However, there are currently no existing neighborhood parks within a 10-minute drive to the proposed project. To address this lack of immediate availability, the Applicant is proposing to provide a playground, a nature trail; and amenity area/signage related to "The Settlement" history. Further details on the Parks and Recreation Proffer Analysis for the proposed development are provided in the Proffer Analysis.

## **Police**

It is anticipated that the project will be served by the Western District Police Station. There are currently 92 sworn officers assigned to the Station, however, it currently has capacity for approximately 204 sworn officers. As per the Proffer Analysis, this existing capacity can absorb the minimal additional demand for 0.57 of an officer, 78 square feet of administrative support space, 19 square feet of animal control space, and 92 square feet of public safety training center facility space resulting from the project. Further details on public safety impacts are provided in the Proffer Analysis. The Applicant will attempt to incorporate applicable elements of the four basic CPTED strategies in the design and implementation of the development: (i) natural surveillance, (ii) natural access control, (iii) territorial reinforcement, and (iv) maintenance, all of which will reinforce the active nature of the Property and will deter otherwise unwanted activities and improve the quality of life in the community. The Applicant commits to exploring reasonable mitigation strategies for Police impacts during the course of project review.

## **Potable Water**

The Property will be served by public water. In the event additional onsite and/or off-site infrastructure improvements are required to adequately serve the demand generated by the proposed development, such improvements will be provided in connection with and as a part of the development.

## **Sanitary Sewer**

The Property will be served by sanitary sewer. In the event additional on-site and off-site infrastructure improvements are required to adequately serve the demand generated by the proposed development, such improvements will be provided in connection with and as a part of the development.

## **Schools**

The development is proposed to include a maximum of 110 single-family detached units which will generate approximately 26 elementary school students, 14 middle school students and 21 high school students above what would be permitted by-right. The project will be within the attendance boundaries of Buckland Mills Elementary School, Ronald Wilson Reagan Middle School, and Gainesville High School. Buckland Mills Elementary School and Gainesville High School are projected to have a remaining capacity of 85 and 22 students, respectively, and therefore, can sustain the additional students generated by the proposed development. However, Ronald Wilson Reagan Middle School currently has a capacity deficit of 111 students. Per the School FY2024 CIP, however, the County may address overcrowding in schools by using portable classrooms, relocating special programs, changing the attendance boundaries, building additions to existing facilities, and constructing new facilities. As explained in the Proffer Analysis, there are two middle schools adjacent to Ronald Wilson Reagan Middle School.

Together, the three middle schools have a remaining capacity of 229 students and can absorb the additional 14 students resulting from the proposed development. Further details on the schools' capacities are provided in the Proffer Analysis, however, the Applicant commits to exploring reasonable mitigation strategies to address any school concerns as determined through the course of project review.

### **Telecommunications**

The proposed land use change should have no effect on the provision of telecommunications facilities within the County.

### **Transportation**

The Property is located east of the intersection of Carver Road and Old Carolina Road. Access to the Property will be from Old Carolina Road and Carver Road, along with an interparcel connection to Newfoundland Way. A detailed Traffic Impact Analysis dated September 5, 2024, as prepared by Gorove/Slade, has been submitted with this application.

### **Community Engagement**

As of the time of submission, the Applicant has met with both the adjacent Hopewell's Landing Homeowners Association (July 24, 2024) as well as residents along Carver Road (October 9, 2024). The Applicant pledges to continue engagement with area communities through the course of project review.