



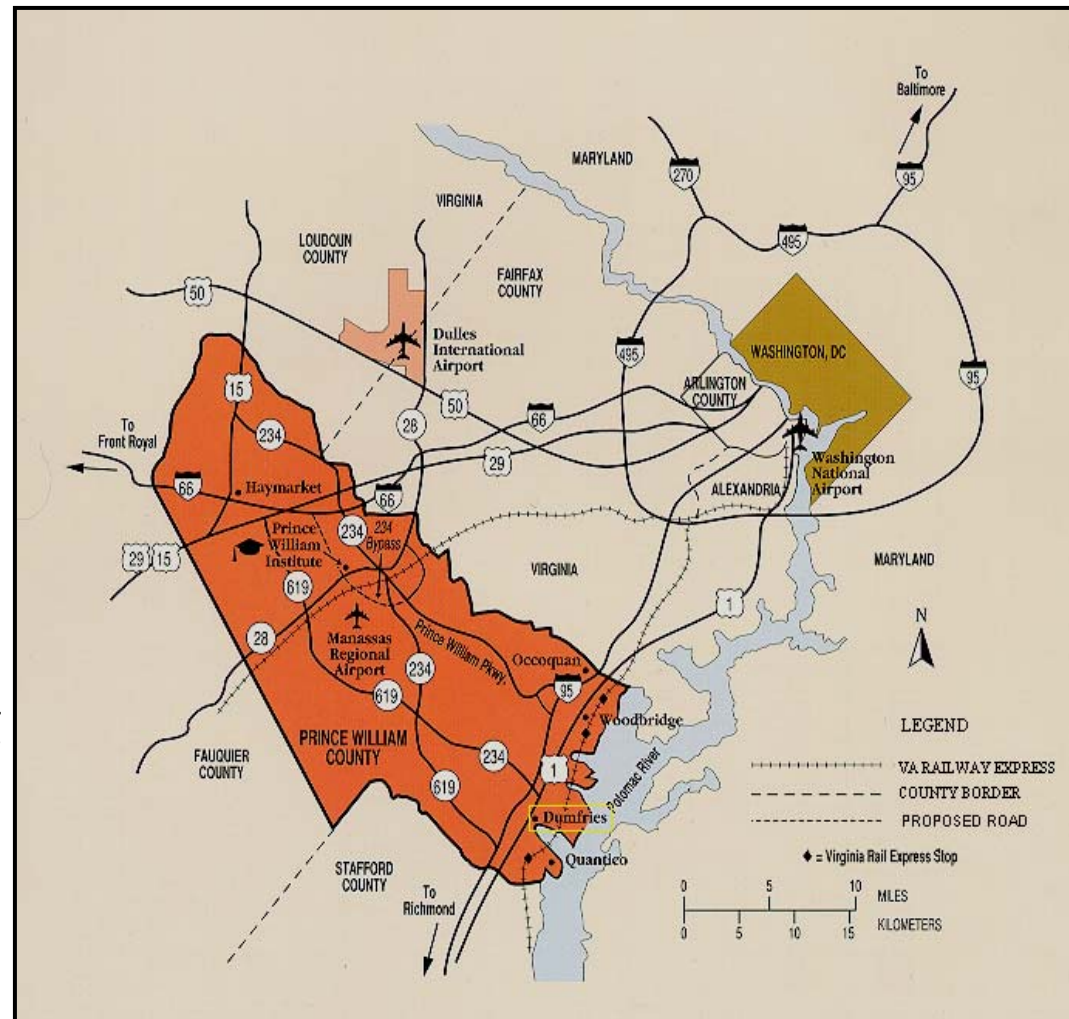
# *Office of Planning*



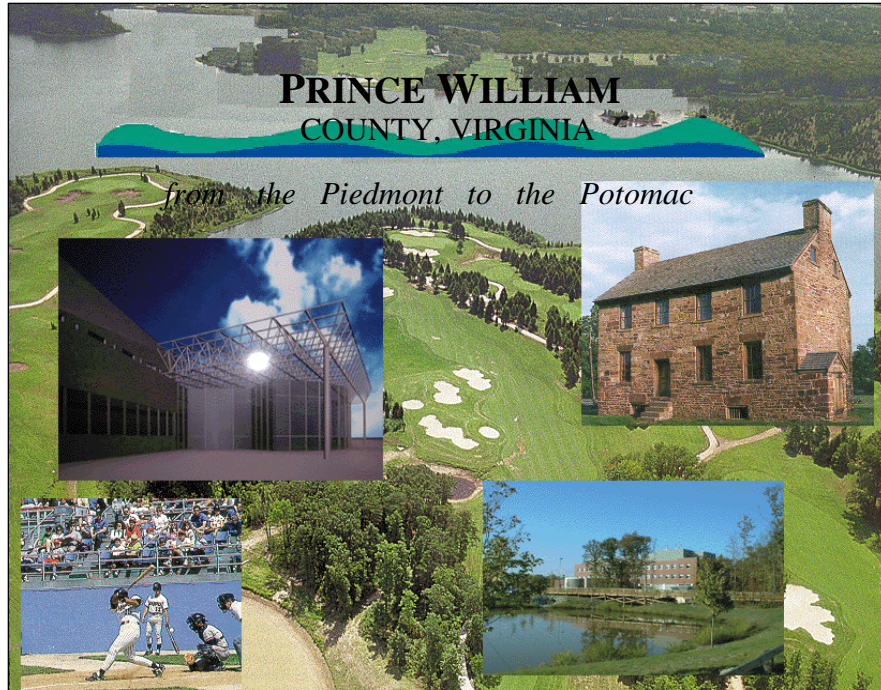
Raymond Utz, AICP  
Chief, Long Range Planning

# County Profile

- Located 35 miles southwest of Washington, D.C.
- 222,615 acres in size.
- 391,621 estimated population (March '09).
- Two Major Centers along Transportation Corridors:
  - East @I-95: Woodbridge, Dale City, Dumfries.
  - West @I-66: Manassas, Gainesville, Haymarket.



# Planning Office Challenge



To balance the interests of:

- Compatible land use
- Economic development
- Preservation of existing neighborhoods
- Residents
- Community groups
- Development Interests



# *Why Do Land Planning?*

- To protect current quality of life
- To encourage orderly, managed growth
- To foster economic development for existing and new businesses
- To protect natural and cultural resources
- To build communities



# *Powers of Planning*

## Dillon Rule

- State enabling legislation
  - ✓ Virginia Code Sec 15.2

## Fundamental Planning Tools

- Comprehensive Plan (15.2-2223)
- Zoning Ordinance (15.2-2280)
- Subdivision Ordinance (15.2-2240)



# *Our Planning Tools*

## *The Comprehensive Plan*

- Vision and guide to the general location, character and extent of each feature shown on the plan.

## *The Zoning Ordinance*

- Classification of land into districts of such number, shape and size as may be best suited for promoting health, safety or general welfare of the public.

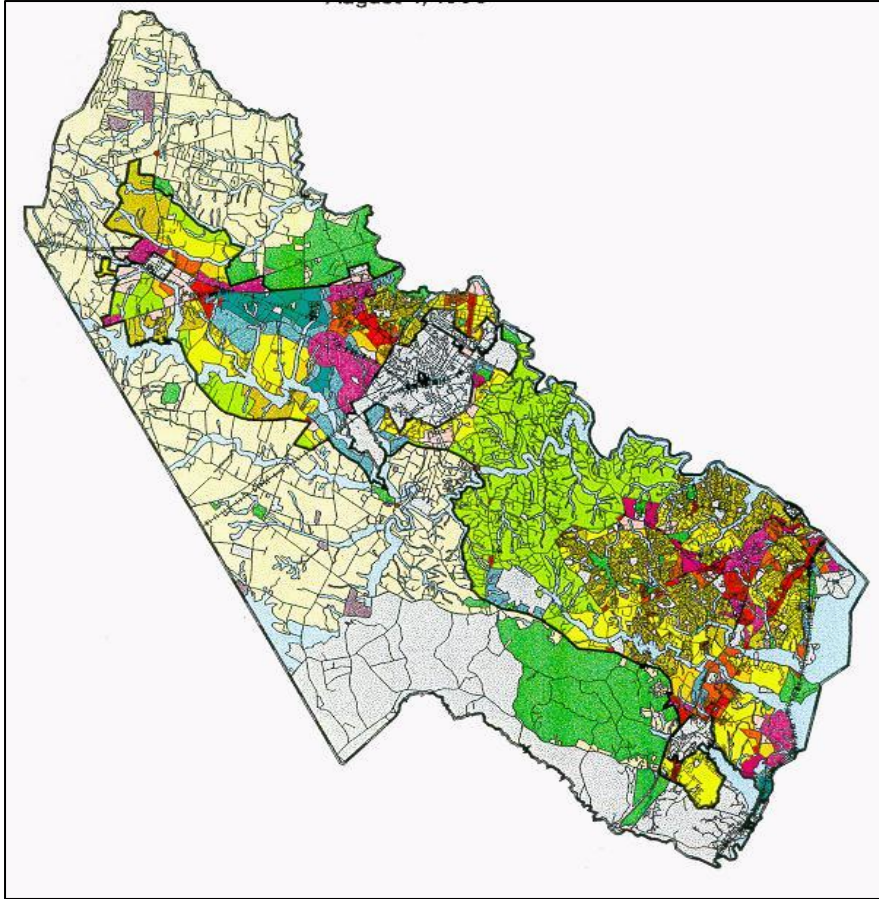
## *Subdivision Ordinance*

- Provide for the direct control and standardization of land development.

## *The Design & Construction Standards Manual*

- Development standards & specifications

# *The Comprehensive Plan*



## **Composed of 14 Chapters:**

Community Design

Cultural Resources

Economic Development

Environment

Fire and Rescue

Housing

Library

Long-Range Land Use

Parks, Open Space, and Trails

Potable Water

Sanitary Sewer

Schools

Telecommunications

Transportation

# *Recent Comprehensive Planning*

## 1998 Update:

- Rural and Development Areas
- Level of Service

## 2003 Update

- Mass Transit Nodes

## 2006 Police Chapter

## 2008 Parks, Open Space, Trails

## 2008 Update - Incremental:

- Technical Update
- Housing Chapter Update
- **Land Use Chapter Update**
- **Transportation Update**
- **Mass Transit Plan**

# *Additional Information*

**Prince William County Planning Office**

**(703) 792-6830**

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