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March 12, 2008

TO: Board of County Supervisors

FROM: Stephen K. Griffin, AICP *Star*
Director of Planning

THRU: Craig S. Gerhart
County Executive

RE: 2007 Residential Build-Out Analysis

The attached build-out analysis consists of three distinct components:

- An analysis of undeveloped and agricultural acreage within the development area. 11,125 additional units could be built if remaining land in the development area currently zoned A-1 was zoned consistent with the Comprehensive Plan, using the mid-point density range.
- An analysis of land already zoned, but undeveloped. There are about 31,345 units zoned and unbuilt. 578 new units were added to the total by rezonings and proffer amendments in 2007.
- An analysis of residential units that could be developed in the rural area. Approximately 3,866 more units could be built in the rural area through subdivision or development of vacant lots.

In summary, there is capacity for 46,336 additional dwelling units to be built. Adding this to the 134,516 units that existed as of December 2007 brings the build-out to 180,852 units. There are four attachments that provide the data and methodology used by staff to arrive at this conclusion.

Attachments:

- A. Build-out Analysis
- B. Build-out Analysis Methodology
- C. Residential Inventory
- D. Residential Rezoning Approved by the Board in 2007.

cc: Planning Commission

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Attachment A – Build-Out Analysis

Build-Out Analysis

Component	# of Housing Units	Comment
Undeveloped A-1	11,125	Approx. mid-point from table below
Residential Inventory	31,345	Attachment C
Rural Area Build-Out	3,866	Attachment B, Item III
Sub-total Units to be Built	46,336	
Existing Units	134,516	4 th Qtr. Demographic Fact Sheet
Total	180,852	

Development Area Undeveloped A-1 Zoned Acreage Analysis				
Residential Housing Units available for each Land Use Designation as of 12/31/2007				
Land Use Designation	Undeveloped A-1 Acreage	Density per Acre	Potential Total Units (Minimum)	Potential Total Units (Maximum)
CEC	491	6 - 12 dus/acre	552	1,104
DCR	86	1 du/10 acres	8	8
RCC	25	6 – 12 dus/acre	28	56
REC	1,057	16 - 30 dus/acre	3,170	5,945
RPC	0	N/A	0	0
SRH	169	10 -15 dus/acre	1,268	1,903
SRL	1,013	1 - 4 dus/acre	759	3,039
SRM	80	4 - 6 dus/acre	241	361
SRR	3,152	1 du/1 - 5 acres	535	2,679
UMU	6	30 - 60 dus/acre	41	83
URH	12	20 - 30 dus/acre	13	16
URL	0	4 - 8 dus/acre	0	0
URM	2	8 - 10 dus/acre	13	16
	6,093		6,791	15,459

Build-Out Methodology

I. Analysis of Undeveloped and Agricultural Acreage within the Development Area

For this analysis, undeveloped acreage was considered land zoned A-1 and located in the development area with little or no improvements. Rezoning during the year accounted for 287 acres being removed from the undeveloped acreage total. Table A shows that there are about 6,093 undeveloped acres, zoned A-1, remaining within the development area, which is planned for between 6,791 and 15,459 units. There is an additional 1,578 acres of the ER designation that could be developed if the results of the required environmental studies can accommodate development. All of this land would have to be rezoned to achieve these planned densities. Given this range, we can assume that about 11,125 additional housing units could be built. This figure is the potential unit yield, assuming development occurs with a density at the mid-point between the maximum and the minimum density range.

Assumptions Used to Calculate Unit Yield for Undeveloped Acreage

1. Densities are calculated using a buildable factor of 75% for all designations except SRR, which uses a factor of 85%. This factor accounts for the open space, environmental constraints, and roads within a development.
2. Residential capacity was calculated based on the density range provided for each land use category in the comprehensive plan.
3. For CEC, REC, and UMU; it was assumed that residential development would occur in 25% of the CEC, RCC and REC areas, and 33% of the UMU areas.

Methodology Used to Calculate Undeveloped Land

1. Acreage was determined for each land use category using GIS. Lands already developed were then subtracted, as were lands zoned but not yet developed (residential inventory). Government land not yet designated PL, such as schools or fire stations, were also subtracted. Navigable waterways were also removed from the undeveloped land areas as these are not subject to development.
2. Developed land was land not zoned for agricultural purposes or any A-1 zoned land shown as being subdivided into residential lots. Aerial photography was also used to review lots with major improvements. Lots with significant improvements that contained large multi-family unit clusters or other large permanent structures, such as churches and private schools, were also considered to be developed land.

Attachment B – Build-Out Methodology

II. Residential Inventory

This residential inventory report indicates approximately 31,345 residential units that are zoned but unbuilt. During the previous nine years, approximately 12,148 units were added to the residential inventory through the rezoning process. Real estate assessment records indicate 2,513 units have been built in 2007 within the development area. More approved dwelling units have been built than what has been added to the residential inventory by rezonings or proffer amendments in 2007. The residential inventory is shown in Attachment C. Residential rezonings approved by the Board of County Supervisors during calendar year 2007 are listed in Attachment D. This report shows a total of 578 residential units approved during this time period.

III. Rural Area

To determine the capacity for additional residential development in the rural area, all parcels zoned A-1 that were 20 acres or greater in size were assumed to have the potential to be developed in 10-acre lots. Parcels less than 20 acres, but more than 1 acre, were assumed to have the potential for one residential unit. Real estate assessment records indicate that, within the rural area, 138 residential units were built in 2007.

Together, all parcels of at least 20 acres were found to have the potential for approximately 2,368 more housing units. There are also 1,498 undeveloped lots available that are less than 20 acres. The total potential new housing units in the rural area are approximately 3,866.



Inventory of Units in Residential Rezoning Remaining to be Built as of December 31, 2007

Revised 3/12/2008

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. A marketing name was shown on some cases in parentheses.

Case Number - This column indicates the case number attached to the zoning case.

Zone - This column indicates the zoning district of the zoned land.

Type - This column indicates the unit type counted in the inventory, either single-family detached (SF), single-family attached (i.e., townhouse) (TH), or multi-family (MF). In cases where the proffers allow a mix of unit types with a cap on total number of units, "Mixed" is indicated, and the cap total is provided in Approved column. An "@" indicates a calculated unit total.

Approved - This column indicates the maximum number of units permitted by the proffers. In cases where the proffers did not specify the maximum, a maximum theoretical yield was calculated based on the zoning district and acreage. An "!" indicates the actual number of approved units has been modified to match the subdivision plat.

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

Remaining - This column represents the difference of Approved & Built and represents the number of units yet to be built for that rezoning case.

Magist Dist - This column indicates the Magisterial District containing the Zoning Case. An "*" indicates the zone case is in more than one district.

For additional symbol explanation, refer to the notes at the end of the report.

Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	Magist Dist ⁶
ASHLEY RIDGE	REZ1999-0032	R-4	SF	75	71	4	BRENTSVILLE
ASHLEY RIDGE III	PLN2001-00171	R-4	SF	105	96	9	BRENTSVILLE
BOLT PROPERTY	PLN2005-00384	R-4	SF	60	0	60	BRENTSVILLE
BRADLEY FOREST - BOCS	REZ1958-0000	R-4	SF	180	159	21	BRENTSVILLE
BRAEMAR DUCHARME	PLN2003-00352	RPC	SF	58	48	10	BRENTSVILLE
BREDA & MCDERMOTT PROPERTIES	PLN2006-00683	PMR	SF	38	0	38	BRENTSVILLE
BRISTOW WOODS	REZ1989-0090	SR-5	SF	16	0	16	BRENTSVILLE
BYRNE & DE GASTYNE PROPERTIES	PLN2006-00160	R-4	SF	12	2	10	BRENTSVILLE
CHATSWORTH VILLAGE	PLN2003-00228	R-16	MF	128	44	84	BRENTSVILLE

Attachment C – Residential Inventory

Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	Magist Dist ⁶
CLASSIC HOLLOW	PLN2003-00433	SR-1	SF	24	6	18	BRENTSVILLE
ELLIS MILL ESTATES	PLN2003-00297	R-4	SF	87	1	86	BRENTSVILLE
ELLIS PLANTATION	REZ1998-0001	SR-1	SF	70	59	11	BRENTSVILLE
FELD	PLN2001-00160	R-4	SF	89	63	26	BRENTSVILLE
FELD	PLN2001-00160	SR-1	SF	11	0	11	BRENTSVILLE
GLENKIRK ESTATES	PLN2000-00031	PMR	SF	575	327	248	BRENTSVILLE
HAILEE'S GROVE	PLN2004-00179	R-4	SF	21	4	17	BRENTSVILLE
HAILEE'S GROVE II	PLN2004-00338	R-4	SF	20	3	17	BRENTSVILLE
HAILEE'S GROVE III	PLN2006-00334	R-4	SF	2	0	2	BRENTSVILLE
HAYMARKET OVERLOOK	PLN2003-00080	SR-1	SF	18	12	6	BRENTSVILLE
HAYMARKET PROPERTIES	REZ1992-0012	R-6	TH	256	81	175	BRENTSVILLE
HAYMARKET PROPERTIES	REZ1992-0012	R-4	SF	244	28	216	BRENTSVILLE
HOPEWELLS LANDING I	PLN2003-00082	R-4	SF	233	97	136	BRENTSVILLE
HOPEWELLS LANDING II	PLN2003-00203	R-4	SF	32	0	32	BRENTSVILLE
HURWITZ	PLN2001-00173	R-4	SF	64	37	27	BRENTSVILLE
INDEPENDENCE	REZ1996-0029	R-6	SF	257	244	13	BRENTSVILLE
INDEPENDENCE	REZ1996-0029	R-6	TH	400	247	153	BRENTSVILLE
INNISBROOKE	REZ1998-0036	R-4	SF	115	68	47	BRENTSVILLE
JENNELL ESTATES	PLN2006-00893	PMR	SF	65	0	65	BRENTSVILLE
JONES - BOCS	REZ1958-0000	R-4	SF	63	13	50	BRENTSVILLE
JPI-YORKSHIRE	PLN2006-00072	PMR	SF	4	0	4	BRENTSVILLE
JPI-YORKSHIRE	PLN2006-00072	PMR	MF	110	0	110	BRENTSVILLE
KATIES GROVE	PLN2002-00357	R-6	TH	60	30	30	BRENTSVILLE
KELLYS KNOLL	REZ1989-0095	SR-1	SF	12	7	5	BRENTSVILLE
LANIER FARMS	PLN2001-00134	R-4	SF	220	172	48	BRENTSVILLE

Attachment C – Residential Inventory

Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	Magist Dist ⁶
LAYCOCK PROPERTY	PLN2006-00004	R-4	SF	2	1	1	BRENTSVILLE
LINTON CREST	REZ1999-0034	R-4	SF	162	57	105	BRENTSVILLE
LINTON HALL ESTATES	PLN2005-00332	R-4	SF	18	0	18	BRENTSVILLE
LION TRACT LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	54 @	30	24	BRENTSVILLE
LOWERY ESTATES	REZ1997-0028	SR-1	SF	12	7	5	BRENTSVILLE
LUNSFORD	REZ1994-0024	SR-5	SF	1	0	1	BRENTSVILLE
MADISON CRESCENT	PLN2002-00154	PMD	SF	60	0	60	BRENTSVILLE
MADISON CRESCENT	PLN2002-00154	PMD	MF	190	0	190	BRENTSVILLE
MADISON CRESCENT	PLN2002-00154	PMD	TH	242	0	242	BRENTSVILLE
MAGRATH LAKE JACKSON SHORES - BOCS	REZ1958-0000	R-4	SF	147 @	66	81	BRENTSVILLE
MALLARD LANDING	REZ1987-0090	SR-1	SF	85	79	6	BRENTSVILLE
MANASSAS TRACE	PLN2003-00113	R-4	SF	215	92	123	BRENTSVILLE
MCCARTER - BOCS	REZ1958-0000	R-4	SF	7	1	6	BRENTSVILLE
MILFORD CROSSING	REZ1990-0047	R-6	TH	62	0	62	BRENTSVILLE
MORRIS FARM	PLN2003-00030	PMR	SF	604	316	288	BRENTSVILLE
NEW BRISTOW HEIGHTS	PLN2003-00397	PMR	SF	51	27	24	BRENTSVILLE
NEW BRISTOW VILLAGE	PLN2001-00157	PMR	SF	420	251	169	BRENTSVILLE
NICNEIL - BOCS	REZ1958-0000	R-4	SF	16	2	14	BRENTSVILLE
OAKS JOHNSON LAKE JACKSON HILLS - BOCS	REZ1958-0000	R-4	SF	99 @	32	67	BRENTSVILLE
ORCHARD BRIDGE	PLN2001-00170	R-16	MF	20	0	20	BRENTSVILLE
ORCHARD BRIDGE	REZ1985-0003	R-16	MF	1,260	0	1,260	BRENTSVILLE
PARKWAY WEST II	PLN2006-00679	R-4	SF	22	0	22	BRENTSVILLE
PARKWAY WEST III	PLN2006-00689	R-4	SF	16	1	15	BRENTSVILLE
PEMBROOKE	PLN2006-00091	R-6	TH	15	0	15	BRENTSVILLE
PEMBROOKE	REZ1990-0067	R-4	SF	825	666	159	BRENTSVILLE

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Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	Magist Dist ⁶
PEMBROOKE	REZ1990-0067	R-6	TH	660	271	389	BRENTSVILLE
PENNYPACKER SQUARE	REZ1987-0042	R-4, R-6	SF	87	0	87	BRENTSVILLE
PENNYPACKER SQUARE	REZ1987-0042	R-4, R-6	TH	63	0	63	BRENTSVILLE
PRICE EAGLE	REZ1986-0018	R-16	MF	20	0	20	BRENTSVILLE
RESERVE AT LAKE MANASSAS	PLN2003-00146	SR-1	SF	38	11	27	BRENTSVILLE
ROCK HILL ESTATES	REZ1988-0093	R-4	SF	109	76	33	BRENTSVILLE
RUDDLE	PLN2003-00361	SR-1	SF	9	0	9	BRENTSVILLE
SMITH CARTER	PLN2001-00345	SR-1	SF	21	0	21	BRENTSVILLE
SOMERSET	REZ1998-0002	R-4, R-6, R-16	Mixed	1,443	1,062	381	BRENTSVILLE *
SPRING HILL FARMS	PLN2003-00045	R-4	SF	6	0	6	BRENTSVILLE
STRINGER II	PLN2004-00345	R-4	SF	25	0	25	BRENTSVILLE
SUNNYGATE VILLAGE	REZ1984-0057	PMD	MF	16	0	16	BRENTSVILLE
TURNING LEAF ESTATES	PLN2004-00389	R-4	SF	20	0	20	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	R-6	SF	45	1	44	BRENTSVILLE
UNIVERSITY VILLAGE	PLN2003-00250	R-6	MF	336	0	336	BRENTSVILLE
WALKER'S STATION	PLN2005-00374	PMR	TH	35	0	35	BRENTSVILLE
WALKER'S STATION	PLN2005-00374	PMR	MF	320	0	320	BRENTSVILLE
WELLINGTON GLEN	PLN2004-00105	PMD	MF	624	0	624	BRENTSVILLE
WENTWORTH GREEN	PLN2004-00385	PMR	MF	302	0	302	BRENTSVILLE
WENTWORTH GREEN	PLN2004-00385	PMR	SF	173	0	173	BRENTSVILLE
YORKSHIRE ACRES - BOCS	REZ1958-0000	R-4	SF	470	432	38	BRENTSVILLE
YORKSHIRE PARK - BOCS	REZ1958-0000	R-4	SF	250	230	20	BRENTSVILLE
YORKSHIRE VILLAGE - BOCS	REZ1958-0000	R-4	SF	287	275	12	BRENTSVILLE
ABC 123 ACADEMY	PLN2006-00483	SR-1	SF	2	0	2	COLES
BEATTY PROPERTY	PLN2006-00074	PMR	SF	53	0	53	COLES

Attachment C – Residential Inventory

Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	Magist Dist ⁶
BELL AIR	PLN2004-00379	R-4	SF	31	9	22	COLES
BREN MILL	REZ1987-0047	SR-1	SF	65	48	17	COLES
CHARLES A. YOUNG	PLN2005-00223	SR-1	SF	3	1	2	COLES
CLASSIC OAKS	PLN2003-00061	SR-1	SF	37	33	3	COLES
CLASSIC RIDGE	PLN2003-00424	SR-1	SF	20	1	19	COLES
CLASSIC SPRINGS	PLN2003-00268	SR-1	SF	33	1	32	COLES
CLASSIC WOODS	PLN2001-00172	SR-5	SF	6	1	5	COLES
CORNWELL	REZ1988-0029	SR-1	SF	6	0	6	COLES
GARCIA	PLN2001-00147	SR-1	SF	30	15	15	COLES
HABITAT FOR HUMANITY	REZ1997-0001	SR-1	SF	3	0	3	COLES
HALL	PLN2002-00175	SR-1	SF	11	7	4	COLES
HAWKINS ESTATES	PLN2005-00256	PMR	SF	311	3	308	COLES
HINCE PROPERTY	PLN2005-00569	SR-1	SF	2	1	1	COLES
HOADLY FALLS	PLN2005-00207	SR-1	SF	16	0	16	COLES
HOPE HILL CROSSING	PLN2007-00515	R-4	SF	169	1	168	COLES
HUNTERS RIDGE	REZ1995-0003	SR-1	SF	85	82	3	COLES
HYLTON ENTERPRISES	REZ1988-0026	R-4	SF	82	0	82	COLES
KINNICK	REZ1999-0021	SR-1	SF	3	2	1	COLES
LANI	REZ1997-0023	SR-1	SF	36	1	35	COLES
MALVERN CHASE	PLN2002-00170	SR-1	SF	32	29	3	COLES
MITSOPOULOS	PLN2003-00044	SR-1	SF	9	0	9	COLES
REID'S PROSPECT	PLN2000-00041	PMR	MF	200	0	200	COLES
REID'S PROSPECT	PLN2000-00041	PMR	TH	161	0	161	COLES
REID'S PROSPECT	PLN2000-00041	PMR, R-2	SF	159	0	159	COLES
RUNNING CREEK	PLN2001-00164	SR-1	SF	26	9	17	COLES

Attachment C – Residential Inventory

Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	Magist Dist ⁶
SARATOGA HUNT	PLN2000-00115	R-4	SF	155	148	7	COLES *
SMALLS CROSSING	PLN2004-00171	R-4	SF	35	2	33	COLES
SPRIGGS WOOD	PLN2004-00238	R-4	SF	11	1	10	COLES
TAYLOE CROTEAU	PLN2006-00419	SR-1	SF	2	1	1	COLES
THE PRESERVE ON THE OCCOQUAN	PLN2000-00044	SR-1	SF	111	78	33	COLES
TOKEN VALLEY	PLN2003-00109	SR-1	SF	4	0	4	COLES
TOKEN VALLEY - SORENSEN	PLN2005-00301	SR-1	SF	12	0	12	COLES
VANDELINDE PROPERTY	PLN2006-00269	SR-1	SF	5	1	4	COLES
VICTORY RIDGE	PLN2004-00191	R-4	SF	70	27	43	COLES
WANANT PROPERTY	PLN2004-00309	R-4	SF	26	2	24	COLES
WATSON BEETON / WESTFIELD MANOR	PLN2006-00306	R-4	SF	52	1	51	COLES
WHITE OAK ESTATES	PLN2001-00083	R-4	SF	70	64	6	COLES
WILSON PROPERTY	PLN2006-00752	SR-1	SF	6	0	6	COLES
ANN WALL - BOCS	REZ1958-0000	R-4	SF	8	6	2	DUMFRIES
BLITZ TIPP (Port O Dumfries)	REZ1958-0118	R-16	MF	60 @	0	60	DUMFRIES
BRIARWOOD OVERLOOK	PLN2004-00383	R-16	MF	48	0	48	DUMFRIES
CARBOROUGH HEIGHTS - BOCS	REZ1958-0000	R-4	SF	38	23	15	DUMFRIES
CRAMERS RIDGE - BOCS	REZ1998-0034	R-4	SF	166	97	69	DUMFRIES
EBY MEYER	REZ1966-0009	R-16	MF	25	0	25	DUMFRIES
EWELL'S MILL ESTATES	PLN2005-00119	PMR	SF	100	0	100	DUMFRIES
FISHER PROPERTY	PLN2005-00469	R-4	SF	9	2	7	DUMFRIES
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR	TH	400	0	400	DUMFRIES
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR	SF	800	744	56	DUMFRIES
FOUR SEASONS AT HISTORIC VIRGINIA	PLN2005-00166	PMR	MF	300	0	300	DUMFRIES
GARRISON WOODS - BOCS	REZ1958-0000	R-4	SF	109	48	61	DUMFRIES

Attachment C – Residential Inventory

Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	Magist Dist ⁶
GRAHAM PARK - BOCS	REZ1958-0000	R-4	SF	102	93	9	DUMFRIES
HAWKINS	REZ1958-0073	R-4	SF	30	20	10	DUMFRIES
HYLTON	REZ1971-0034	R-4	SF	6 @	0	6	DUMFRIES
J F FLICK - BOCS	REZ1958-0000	R-4	SF	30	17	13	DUMFRIES
JOHNSON WIMSATT (Wayside Village)	REZ1967-0029	R-4	SF	553 !	522	31	DUMFRIES
KELLEY	PLN2004-00049	R-4	SF	47	25	22	DUMFRIES
KERILL HEIGHTS - BOCS	REZ1958-0000	R-4	SF	15	13	2	DUMFRIES
LAKE TERRAPIN	REZ1989-0045	R-6	SF	82 !	54	28	DUMFRIES
LAKE TERRAPIN	REZ1989-0045	R-4	SF	240 !	204	36	DUMFRIES
MARTIN LONAS (Potomac Highlands)	REZ1967-0032	R-16	MF	250	14	236	DUMFRIES
METTS ADDITION - BOCS	REZ1958-0000	R-4	SF	7	4	3	DUMFRIES
POWELLS CREEK OVERLOOK	REZ1990-0041	R-4	SF	51	12	39	DUMFRIES
REPUBLIC (Eagles Point)	PLN2001-00175	PMR, R-4	SF	749	4	745	DUMFRIES *
SPRIGGS RUN ESTATES	PLN2003-00008	R-4	SF	94	37	57	DUMFRIES
SPY GLASS HILL	PLN2000-00067	PMR	SF	200	180	20	DUMFRIES
STONEWALL MANOR - BOCS	REZ1998-0034	R-4	SF	292	207	85	DUMFRIES
SYCAMORE SQUARE	PLN2006-00923	R-16	MF	46	0	46	DUMFRIES
VAN BUREN	PLN2003-00402	R-6	SF	62	6	56	DUMFRIES
YARBROUGH	PLN2004-00218	R-4	SF	9	0	9	DUMFRIES
BARRETT (Sunnybrook)	REZ1983-0037	R-16	MF	304	0	304	GAINESVILLE
BURNSIDE FARMS	PLN2002-00249	R-4	SF	49	40	9	GAINESVILLE
CAMP GLENKIRK	PLN2003-00350	PMR	Mixed	157	12	145	GAINESVILLE
DOMINION VALLEY	PLN2005-00197	RPC	Mixed	3,270	2,157	1,113	GAINESVILLE
GEISEL	REZ1984-0048	SR-1, SR-5	SF	3	0	3	GAINESVILLE
GREENHILL CROSSING	PLN2002-00157	R-6	SF	14	8	6	GAINESVILLE

Attachment C – Residential Inventory

Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	Magist Dist ⁶
HELLER PROPERTY	PLN2002-00173	RPC	SF	168	77	91	GAINESVILLE
HERITAGE HUNT	REZ1999-0005	PMR	Mixed	2,034	1,650	384	GAINESVILLE
KINGBERRY WOODS	REZ1987-0078	SR-1	SF	21	15	6	GAINESVILLE
LINDEN	REZ1987-0015	R-16	MF	446	408	38	GAINESVILLE
MARKET CENTER	PLN2006-00234	PMD	MF	500	55	445	GAINESVILLE *
MEADOWLIN	REZ1986-0001	SR-1	SF	44	26	18	GAINESVILLE
NATIONAL CAPITAL PRESBYTERIAN	PLN2001-00033	R-4	SF	12	10	2	GAINESVILLE
ORCHARD GLEN	REZ1995-0030	R-16, R-30	MF	645	485	160	GAINESVILLE
PIEDMONT MEWS	PLN2002-00150	R-6	SF	80	44	36	GAINESVILLE
PIEDMONT SOUTH	PLN2000-00068	PMR	Mixed	900	711	189	GAINESVILLE
RUBENSTEIN	REZ1967-0008	R-16	MF	516	409	107	GAINESVILLE
SIMS	PLN2002-00125	PMR	MF	400	0	400	GAINESVILLE
SIMS	PLN2002-00125	PMR	SF	127	100	27	GAINESVILLE
STOKES COMMONS	PLN2006-00765	R-16	SF	18	0	18	GAINESVILLE
VILLAGE PLACE	PLN2002-00139	PMD	MF	397	78	319	GAINESVILLE
VILLAGE PLACE	PLN2002-00139	PMD	TH	78	75	3	GAINESVILLE
WEST MARKET	PLN2003-00260	R-4	SF	27	20	7	GAINESVILLE
WESTGATE OF LOMOND	REZ1958-0126	R-16	MF	853	797	56	GAINESVILLE
WESTMARKET	REZ1988-0081	R-6	TH	259	188	71	GAINESVILLE
AURORA	PLN2004-00332	R-4	SF	4	0	4	NEABSCO
CARDINAL GLEN II	PLN2004-00373	R-4	SF	40	4	36	NEABSCO
CARDINAL POINTE	PLN2003-00210	R-4	SF	40	11	29	NEABSCO
COLD STREAM DEVELOPMENT	REZ1987-0084	R-6	TH	44	38	6	NEABSCO
DALE CITY ⁴	REZ1990-0006	RPC	Mixed	16,717	14,713	2,004	NEABSCO *
DANE RIDGE	PLN2004-00072	R-16	MF	126	0	126	NEABSCO

Attachment C – Residential Inventory

Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	Magist Dist ⁶
EAGLES POINTE - BOCS	REZ1958-0000	R-4	SF	417	126	291	NEABSCO
PHELPS	REZ1983-0029	R-2	MF	120	0	120	NEABSCO
PHELPS	REZ1983-0029	R-2	SF	91	0	91	NEABSCO
PHELPS	REZ1983-0029	R-2	TH	335	0	335	NEABSCO
WHISPERING DOVE ESTATES	PLN2004-00064	R-4	SF	7	2	5	NEABSCO
WOODARD	REZ1965-0013	R-16	MF	16 @	0	16	NEABSCO
CATON'S RIDGE	PLN2005-00407	PMD	MF	220	0	220	OCCOQUAN
CHRIST CHAPEL	REZ1991-0014	R-30	MF	90 @	0	90	OCCOQUAN
CLARKE PROPERTY	PLN2006-00534	PMR	SF	21	2	19	OCCOQUAN
GEORGES ESTATES - BOCS	REZ1958-0000	R-4	SF	42	16	26	OCCOQUAN
HORNBAKER - BOCS	REZ1995-0043	R-4	SF	19	14	5	OCCOQUAN
LAKERIDGE CROSSING	REZ1995-0001	R-6	TH	90	79	11	OCCOQUAN
MADISON FARM	REZ1996-0033	PMR	SF	86	82	4	OCCOQUAN
MOONEY-SHANKLIN - BOCS	REZ1958-0000	R-4	SF	10	9	1	OCCOQUAN
SULLINS PROPERTY - RUSSELL ROAD	PLN2006-00949	R-2	SF	3	1	2	OCCOQUAN
TACKETT'S VILLAGE	PLN2004-00375	PMR	MF	72	0	72	OCCOQUAN
VALUE ENGINEERING	REZ1968-0016	R-16	MF	465	397	68	OCCOQUAN
BARG - BOCS	REZ1958-0000	R-4	SF	20	8	12	WOODBIDGE
BARRONS GRANT (Port Potomac)	REZ1995-0008	R-6	Mixed	910	713	197	WOODBIDGE
BELMONT CENTER	REZ1999-0022	PMD	Mixed	1,813	1,044	769	WOODBIDGE
CAFRTIZ (New Port, Port Potomac)	REZ1958-0040	R-4	SF	929	669	260	WOODBIDGE
CAROLINE VILLAGE	PLN2004-00337	PMR	MF	360	0	360	WOODBIDGE
CHURCH OF CHRIST	REZ1973-0031	R-16	TH	24	15	9	WOODBIDGE
COMPTON (Chesapeake Apts)	REZ1969-0009	R-16	MF	486 @	184	302	WOODBIDGE
DAWSON PROPERTY	PLN2004-00390	R-6	SF	11	0	11	WOODBIDGE

Attachment C – Residential Inventory

Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	Magist Dist ⁶
ELROD (Potomac Club, Park Square)	REZ1973-0025	R-16	TH	1,020 @	395	625	WOODBIDGE
GEORGETOWN VILLAGE (River Oaks)	REZ1967-0007	R-6	TH	950 !	861	89	WOODBIDGE
HARBOR STATION SOUTH ADDITION	PLN2006-00195	PMR	TH	237	0	237	WOODBIDGE
HARBOR STATION SOUTH ADDITION	PLN2006-00195	PMR	MF	236	0	236	WOODBIDGE
HARBOR STATION SOUTH AMENDMENT	PLN2006-00194	PMR	Mixed	762	0	762	WOODBIDGE *
HESS (River Oaks)	REZ1967-0034	R-16	MF	556	36	520	WOODBIDGE
HYLTON (Summerlands)	REZ1965-0011	R-16	MF	747	677	70	WOODBIDGE
KENSINGTON	PLN2005-00232	R-30	MF	333	0	333	WOODBIDGE
MARKET AT OPITZ	REZ1998-0005	R-30	MF	133	46	87	WOODBIDGE
OPITZ CROSSING	PLN2004-00247	PMR	MF	130	0	130	WOODBIDGE
PAHLAVINA PROPERTY - BOCS	REZ1958-0000	R-4	SF	2	1	1	WOODBIDGE
POTOMAC CENTER	PLN2005-00589	R-30	MF	268	0	268	WOODBIDGE
POTOMAC CENTER (SUP)	PLN2005-00592	R-30	MF	232	0	232	WOODBIDGE
POTOMAC HEIGHTS	PLN2004-00189	PMR	MF	288	0	288	WOODBIDGE
POTOMAC VIEW 2 - BOCS	REZ1958-0000	R-4	SF	4	0	4	WOODBIDGE
POWELLS LANDING	REZ1988-0023	R-4	SF	370	268	102	WOODBIDGE
POWELLS LANDING	REZ1988-0023	R-6	TH	193	29	164	WOODBIDGE
RIPPON CENTER	PLN2006-00098	PMR	MF	550	0	550	WOODBIDGE
RIPPON LANDING	REZ1986-0026	RPC	TH	1,055	886	169	WOODBIDGE
RIPPON LANDING	REZ1986-0026	RPC	MF	728	233	495	WOODBIDGE
RIVERGATE	PLN2005-00565	R-6	MF	720	0	720	WOODBIDGE
SAINT MARGARET'S CHURCH	PLN2006-00439	PMR	MF	148	0	148	WOODBIDGE
SOUTHBRIDGE	PLN2000-00078	PMR	SF	287	0	287	WOODBIDGE *
SOUTHBRIDGE	PLN2000-00077	PMD, PMR	Mixed	2,213	0	2,213	WOODBIDGE *
TOWNES OF NEWPORT	REZ1993-0010	R-6	SF	365 !	236	129	WOODBIDGE

Attachment C – Residential Inventory

Case Name	Case Number ⁸	Zone	Type ³	Approved ¹	Built ²	Remaining ⁷	Magist Dist ⁶
TOWNES OF NEWPORT	REZ1993-0010	R-6	TH	106 !	99	7	WOODBIDGE
VENTURA	PLN2003-00412	R-4	SF	2	0	2	WOODBIDGE
WEST POTOMAC	PLN2004-00349	PMR	MF	654	0	654	WOODBIDGE
WOODBIDGE CLAY AND BELL	REZ1958-0100	R-16	MF	558	152	406	WOODBIDGE

Notes:

total ⁵ 31,345

1. Unless otherwise noted, approved units are based on recorded proffers. Cases marked with an @ are not proffered, the approved number of units is based on a theoretical yield considering allowed density and buildable area.
2. Built units are based on 12/31/2007 GIS Premise Address database.
3. Unit types listed as "Mixed" were approved with flexibility between unit types, therefore, only the unit cap is available.
4. Dale City remaining units are based on Hylton Enterprises' "Land Pipeline Report".
5. This total does not include any A-1 zoned residential subdivisions.
6. Cases marked with an asterisk (*) overlap into an adjoining District. The primary District was shown in these instances.
7. Remaining units marked with an exclamation point (!) are based on undeveloped lots subtracted from total lots within the subdivision derived from the subdivision plat.
8. Case Names ending in "- BOCS" are from the original 1958 BOCS rezonings. In these instances, the Case Name is the subdivision name.

Print Date: March 12, 2008

Report File: Res_Inv_Report_Dec_2007

Report Date: March 04, 2008
 Report Time: 1:16:55 pm

Office of Planning
Residential Rezonings Approved by the Board

Report: Residential Rezonings Approved by the Board

1/1/2007 through 12/31/2007

Case Number	Case Name	Acreage	Single Family Units	Townhouse Units	Multi-Family Units	Unit Total	Approval Date
PLN2006-00483	ABC 123 ACADEMY	2.41	2			2	2/6/2007
PLN2007-00112	BOCS/RIVERMOUTH CONDO CONVERSION	1.42	7			7	2/6/2007
PLN2006-00091	PEMBROOKE	96.41		15		15	3/20/2007
PLN2006-00765	STOKES COMMONS	1.40	18			18	3/20/2007
PLN2005-00469	FISHER PROPERTY	4.97	9			9	4/17/2007
PLN2006-00752	WILSON PROPERTY	15.17	6			6	5/16/2007
PLN2006-00949	SULLINS PROPERTY-RUSSELL ROAD	3.00	3			3	6/5/2007
PLN2006-00306	WATSON BEETON/WESTFIELD MANOR	22.55	52			52	6/26/2007
PLN2006-00683	BREDA AND MCDERMOTT PROPERTIES	14.31	38			38	8/7/2007
PLN2006-00893	JENNEL ESTATES REZONING	21.76	65			65	8/7/2007
PLN2006-00923	SYCAMORE SQUARE	3.34			46	46	10/2/2007
PLN2006-00439	ST. MARGARET'S CHURCH	9.98			148	148	10/9/2007
PLN2007-00515	HOPE HILL CROSSING REC CENTER PROFFER AMEND	90.62	169			169	11/20/2007
			369	15	194	578	Total Units