

classification sought, and any other information as may be reasonably required by the Planning Director on the application.

2. The latest deed for the property and an accurate plat of the property of a scale of 1" = 100' or less prepared by a certified land surveyor, which shall show:

(a) Bearings and distances of a scale of 1" = represents 100' or less for all property lines and existing and proposed zoning district lines;

(b) Area of land proposed for consideration, in square feet or acres;

(c) Scale and north point;

(d) Names of boundary roads or streets and widths of existing rights-of-way;

(e) Each area of requested map amendment outlined in red.

3. A written boundary description of the land which is the subject of the application, which must conform to the plat information.

4. A general development plan, as set forth by section 32-700.21.

5. The names and mailing addresses, as listed in the current real estate tax assessment books or current real estate tax assessment records, of all property owners, in all directions, within two hundred (200) feet of the perimeter of the property to be rezoned. Even if less than the entire record parcel is to be rezoned, then the names and addresses of all property owners within two hundred (200) feet of the parcel boundaries shall be provided.

6. Additional information as required by sections 32-700.23 through 32-700.25.

7. A filing fee, in the amount established by the Board of County Supervisors pursuant to resolution.

8. An inventory of the historical records research completed including the maps and documents available through the Historical Commission for prehistoric and historic resources. The sources consulted for determining that the site has or does not have special significance shall be referenced, and shall include, but not be limited to the following:

-- County Comprehensive Plan, Cultural Resources Element;

-- the Virginia Department of Historic Resources; Archaeological and Architectural Site Survey Files

-- the Prince William County Cemetery Inventory.

9. A phase I archeology survey, performed in accordance with the guidelines of the Virginia Department of Historic Resources, for property that is on or at a designated cultural resources site, as shown in the Comprehensive Plan, and for property in areas shown as highly sensitive for cultural resources on the historic or prehistoric sensitivity maps of the Comprehensive Plan.

10. Traffic impact analysis when required under the criteria established in the Design and Construction Standards Manual.

11. A narrative description analyzing the consistency of the application responding to the intent, goals, policies and action strategies for each element of the Comprehensive Plan.

12. If proposed, provisions for affordable housing units for any development on which a residential component is to be constructed. (No. 92-59, 6-16-92; No. 02-05, 1-22-02; No. 04-78, 12-21-04)

**Sec. 32-700.21. General Development Plan (GDP).**

The elements required in the General Development Plan shall be determined by the Planning Director or his designee following the preapplication conference required by section 32-700.05 based upon the size, scale, complexity and impact of the proposed rezoning. When required, each element of the General Development Plan shall conform to the standards set forth hereafter unless specifically waived or modified by the Planning Director or his designee:

1. Except for applications requiring a Master Zoning Plan in accordance with the requirements of Parts 280, 305 or 404 of this Chapter, a General Development Plan meeting the requirements of this section shall be submitted as part of an application for a Zoning Map amendment requested by a landowner.

2. The General Development Plan shall be a written, graphic, and/or visual statement of the uses intended for the subject property, justification for the proposed Zoning Map amendment, and other information necessary for an orderly and expeditious review of the application. All data and other information shall be submitted in writing or by use of demonstrative materials.

3. All statements, plans, profiles, elevations and other demonstrative materials comprising the General Development Plan shall become part of the record of the hearing on the application for an amendment. Any model must be accompanied by eight by ten (8 x 10) inch clear photographs showing a top view, an isometric view and each side view of the model.