

**VAN METRE HOMES AT MANASSAS
REZONING
STATEMENT OF JUSTIFICATION
September 13, 2021**

I. Introduction

Van Metre Homes at Manassas (referred to herein as “Downtown Manassas”) is 17.4869 acres with 21 existing homes located north of the Hillwood Condominium property, south of the Manassas Museum and Baldwin Park, east and west of the existing single-family homes along Brent Street, east of Grant Avenue directly across from Georgetown South and the future City Public and Safety Facility, and west of Main Street across the street from the former Baldwin school site, now Osbourn baseball fields. Along Main Street, the property is located behind the Kona Kai and the Saratoga Apartment complexes.

Van Metre Homes at Manassas, L.L.C. (the “Applicant”) seeks approval to rezone Downtown Manassas from R-2-S to the City Center Planned (B-3.5) district. The property is currently improved with 21 freestanding, single family homes built in the 1960’s. The rezoning would seek approval of replacing these homes with 231 residential units consisting of 10 single family detached units, 97 single family attached units, and 124 back-to-back units. This mix of housing will allow for a variety of housing options, as well as price ranges and affordable housing options located within walking distance to the heart of Old Town Manassas.

II. Proposed Development

A. Rezoning

The Applicant proposes to rezone approximately 17.48 acres from R-2-S to the City Center Planned (B-3.5) zoning district. The acreage, tax map numbers and addresses of the property are identified on Sheet 4 of the Generalized Development Plan (“GDP”).

Pursuant to the 2020 City of Manassas Strategic Plan – Goal 1 is “Increase the supply of quality housing options that serve people with diverse and unique needs by working with private developers on new construction ...”. This application seeks to provide 231 homes, offering a variety of different housing types, sizes and price points. From single family detached to back to back units, the project is well suited for kids to walk to school, workers to grab the VRE and residents to walk to Old Town for dinner and shopping.

B. Grant Avenue Improvements

The Applicant is coordinating with all the city departments involved with the Grant Avenue Improvement project. The Owner shall, at no public cost and subject to City approval, design, bond and construct the parallel parking, a 10’ concrete sidewalk, install street trees and lights, along the east side of the northbound travel lane of Grant Avenue, adjacent to the westerly boundary of the property. The improvements would be installed prior to the issuance of the first occupancy permit for the single family attached units fronting on Grant Avenue.

C. Public Park/Open Space

The Applicant is proposing to dedicate 1.6 acres to the City of Manassas to be used for a public park, inclusive of all trails and associated amenities constructed by the Owner, pursuant to

the GDP.

III. Comprehensive Plan Compliance

The Property is designated as “Downtown” pursuant to the Manassas 2040 Comprehensive Plan, Land Use character area. Downtown Manassas meets a number of the Focus Priorities;

- a.) The site will provide residential opportunities within ½ mile of the train station.
- b.) The site will provide trails and sidewalks to connect to the existing neighborhoods and provide a trail to connect to Baldwin Park, the Manassas Museum, Grant and Main.
- c.) The single family detached units along Main Street will have features, materials, scale and height that is in line with the single family detached homes found along Main Street. The townhomes located along Grant will be of a height, size, architecture and scale that is complimentary to the Georgetown South community.
- d.) The property will provide a new trail system along the channel to connect Main Street, Bartow and Grant all the way up to the museum. The trail will be improved with benches and landscaping. This trail will be open to the public to help facilitate and encourage walking to downtown, the VRE and other points of interest. The property will provide open space, recreational amenities and a direct connection to Baldwin Park. These features will provide the residents and the surrounding community with additional options for parks, open space and trails.
- e.) The design of the project is intended to preserve the character of the existing neighborhood, while at the same time enhancing it with new opportunities and buying options for the existing and future residents.

One of the objectives of the Downtown area is to provide “new urban residential choices”. This is the last remaining tract of residential land located within ½ mile of the train station and the historic downtown area. By providing five product types, of varying price points, it is a great opportunity to bring a range of buyers, from first time homeowners to families, into the downtown area.

The Design Guidelines submitted with this application provides details and examples of how the project will meet the Design Principles of the Downtown Neighborhoods, as well as meets the objectives of the Infill Development Guidelines, 2006, as amended.

IV. Summary

Downtown Manassas is a unique opportunity to create an updated traditional neighborhood, while blending the look and feel at the same time blending into and complementing the existing neighborhood. The project location, mix of unit types and additional affordable housing within ½ mile of the train station makes this an exciting opportunity for the Applicant to work with the City towards a project that will be bring this area of Manassas into the 21st century, while preserving the history of the city that it will serve.

The Applicant respectfully requests favorable consideration of the Application by the Staff, the Planning Commission and the City Council.

