

ORDINANCE #O-2021-10

First Reading	January 11, 2021
Second Reading	January 25, 2021
Enacted	January 25, 2021
Effective	January 25, 2021

AN ORDINANCE TO APPROVE REZONING #2020-07 King's Landing, 10201 and 10221 Godwin Drive

WHEREAS, NVP, Inc., has applied for a rezone to change the zoning of property located at 10201 and 10221 Godwin Drive from R-2 Single-Family Residential (Mid Density) to R-3 Townhouses; and

WHEREAS, the Community Development staff has reviewed the application and **RECOMMENDS APPROVAL** subject to specific proffers; and

WHEREAS, the City Planning Commission held a public hearing on November 4, 2020, after full compliance with all state code public hearing notice and posting requirements and **RECOMMENDS APPROVAL** subject to specific proffers; and

WHEREAS, the City Council of the City of Manassas held a public hearing on December 14, 2020, after full compliance with all state code public hearing notice and posting requirements; and

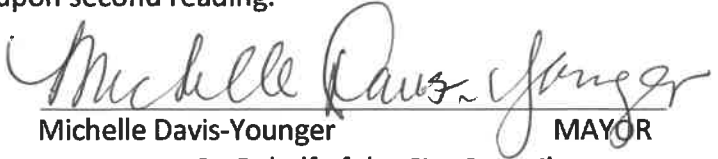
WHEREAS, among the purposes of zoning called out in Chapter 15.2-2283 of the Code of Virginia is to "facilitate the creation of a convenient, attractive, and harmonious community"; and

WHEREAS, among the matters to be considered in drawing and applying zoning ordinances and districts called out in Chapter 15.2-2284 of the Code of Virginia is: "the existing use and character of the property"; and

WHEREAS, the City Council upon careful consideration finds that approval of REZ #2020-07, is justified by public necessity and convenience and general welfare, and is consistent with reasonable zoning practices, and that the cumulative effect of the activities permitted with this rezoning will not be detrimental to the character of the adjacent land, and is in reasonable harmony with the City's land use plan and policies.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Manassas, Virginia, meeting in regular session this 25th day of January, 2021, that REZ #2020-07 is hereby APPROVED and accepts the attached proffers dated December 9, 2020.

This ordinance shall become effective upon second reading.


Michelle Davis-Younger MAYOR

On Behalf of the City Council
of Manassas, Virginia

ATTEST:


Lee Ann Henderson City Clerk

MOTION: WOLFE
SECOND: ELLIS
RE: ORDINANCE #O-2021-10
ACTION: APPROVED

Votes:

Ayes: Ellis, Farajollahi, Sebesky, Smith, Wolfe

Nays: Osina

Absent from Vote: None

Absent from Meeting: None

**KINGS LANDING
REZONING APPLICATION
REZONING #2020-0007
TAX MAP NOS: 091-01-007C1 and 091-01-007D**

PROFFER STATEMENT

September 3, 2020
Revised: October 16, 2020
Revised: October 28, 2020
Revised: December 9, 2020



The undersigned hereby proffers that if the rezoning is approved as proffered, the development and use of the subject properties of this application (the "Property") shall be in substantial accordance with the conditions set forth in this submission, unless an amendment thereto is mutually agreed upon by the City Council of the City of Manassas (the "City") and the undersigned. The term "Applicant" as referenced herein shall include within its meaning all future owners of the Property and all successors in interest of the Applicant.

The headings of the proffered conditions set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. These conditions are intended to run with the land only and shall not create any personal liability on any person who no longer owns an interest in the land affected by a proffer. These proffers shall supersede all prior proffers affecting the Property.

Each proffer made in connection with this application for a rezoning was made voluntarily and complies with applicable law. Each proffer is reasonably related both in nature and extent to the impacts of the proposed development. No agent of the City has suggested or demanded a proffer that is unreasonable under applicable law.

Architecture and Engineering

1. Development of the Property shall be in substantial accordance with the Generalized Development Plan last dated July 15, 2020, entitled "Generalized Development Plan, Kings Landing", prepared by Ross-France ("GDP"), subject to minor modifications necessitated by final engineering and compliance with city, state and federal regulations.
2. The number of single family attached dwelling units to be constructed on the Property shall not exceed 28.
3. The buildings shall be constructed with an appearance in substantial conformance with the architectural renderings attached hereto as **Exhibit A**, and shall be located with varied setbacks from the public street as generally shown on the GDP. Garages will be rear-loaded. Architectural shingles consistent with the architecture shall be utilized. Mechanical units will be located, at the builder's option, in the interior of the units or at



or near ground level at the rear of each unit. All mechanical units that are visible from public streets or shared driveways shall be screened. Decks may be provided, but shall not be required. The minimum offset between units shall be two feet. The units will be constructed primarily of brick and composite siding. Vinyl siding shall not be used. Water tables shall be extended across the entire frontage and exposed sides (excluding the rear) of all units.

4. Stoops will not intrude into the Building Restriction Line.
5. Building mounted exterior lights shall be fully shielded and limited to incandescent lights not exceeding 100 watts. No halogen lights shall be attached to the exterior of buildings.
6. Community identification signs will be permitted to be mounted on one or more of the entry features. Entrance features will not exceed six feet in height. The signs will be externally lit with ground mounted lighting. Only one sign shall be permitted along each street frontage.
7. The Applicant will construct 12 units that are 24 feet in width and that contain approximately 2,700 square feet of living space, and 16 units that are 22 feet in width and contain approximately 2,500 square feet of living space.

Landscaping

8.
 - a. The Applicant shall landscape the Property generally as provided on the illustrative landscape plan entitled "ILLUSTRATIVE LANDSCAPE PLAN", prepared by PDSI attached hereto as **Exhibit B** ("Landscape Plan"). The final location and plant selection of landscaping shall be determined with the approved site plan. Foundation plantings along the frontage of each unit will be provided.
 - b. The berms along the road frontages of the property may vary in height.
 - c. Trees in areas outside the limits of clearing and grading as shown on the GDP shall be preserved and protected during construction in accordance with the requirements of the DCSM and the approved site plan. Upon consultation and approval of the City Arborist, dead and diseased trees within the tree save area may be trimmed or removed, together with any trees that pose a risk to the safety of persons or any building.
 - d. The Applicant shall, prior to the issuance of any site development permit and commencement of any clearing and grading, delineate all areas outside the limits of clearing and grading as shown on the GDP and approved site plan by the use of four-foot welded wire construction fencing.
 - e. All landscaping trees to be installed shall be in accordance with DCSM 3-470.3.2 and all new bushes and shrubs will be of non-invasive varieties.

Transportation and Parking

9. The Applicant shall provide the following transportation improvements:
 - a. The Applicant shall stripe on existing pavement left and right turn arrows on Godwin Drive accommodating traffic movements from northbound Godwin Drive onto Hastings Drive, if required by the City at the time of site plan approval.
 - b. The Applicant shall construct frontage improvements along Godwin Drive consisting of a five-foot bicycle lane, drainage facilities, curb and gutter and sidewalk. The Applicant shall dedicate approximately 12,477 square feet of land for said widening and paint a crosswalk from the terminus of the aforesaid shared bike/pedestrian path across Hastings Drive;
 - c. The Applicant will dedicate the land for a sidewalk along the property's frontage on Hastings Drive as shown on the GDP and build said sidewalk.
10. Parking shall be as shown on the GDP. Garage spaces shall be utilized only for parking of vehicles.
11. The Applicant shall post signs within the development identifying streets in the development as private streets that are not maintained by the City but are the responsibility of the Homeowners Association.

Homeowners Association

12. The Applicant shall create a Homeowners Association (the "Association"). The Association shall preclude by covenants the parking on the Property of service vehicles, boats, trailers, heavy trucks and recreational vehicles, except when such parking is temporary for the purpose of providing a service. This condition shall not preclude parking of construction vehicles during development of the Property. The Association shall be required to maintain all streets, as well as all pipes carrying storm water from the property line of a lot to the point of entry into the City's storm system, and all sanitary sewer lines from the property line of a lot to the point of entry into the City's sanitary sewer system. The Association documents and/or subdivision plat will provide an easement for said maintenance. Individual sanitary sewage pumps may be utilized and shall be maintained and replaced by the owner of the applicable unit. The Association documents shall include a requirement that garage spaces shall only be used for the parking of vehicles and cannot be used for storage or converted into living space. The Association shall:
 - a. be the fee simple owner of all areas designated as open space or buffer on the final subdivision plan;
 - b. be the fee simple owner of all private streets;

- c. be required by its organizational documents to: (i) maintain all property it owns in good condition; (ii) maintain all improvements and landscaping erected on land owned by the Association, including, but not limited to, snow removal from private streets, and repair and replacement of private streets; (iii) approve all exterior modifications to buildings; and (iv) maintain the storm water management facility.

Public Safety

13. The Applicant shall contribute to the City the sum of \$1,187.00 per dwelling unit for 17 of the residential dwelling units constructed on the Property to be used for capital improvements relating to police and the sum of \$654.00 per dwelling unit for 17 units for capital improvements relating to fire and rescue.

Parks and Recreation

14. The Applicant shall contribute to the City the sum of \$489.00 per dwelling unit for 17 of the dwelling units constructed on the Property to be used for capital improvements relating to parks .

Construction Activity

15. Noise generating construction activities shall be limited from 7 a.m. to 7 p.m., Monday through Friday, and 9 a.m. to 5 p.m. on Saturday, subject to the receipt of any necessary approvals from the City Manager in accordance with Section 19-12 of the City Code. Work shall not be performed on Federal holidays. The Applicant shall notify the general contractor of these limitations.
16. The Applicant shall implement dust and erosion control measures as needed to prevent the unreasonable spreading of dust beyond the boundaries of the Property. No construction-related equipment and vehicles, whether owned by contractors or workers, will be parked along any existing public street.

On-Site Amenities

17. The Applicant shall provide a community pavilion and play area with bicycle parking and perimeter sidewalks or trails with benches and dog stations as reflected on the Illustrative Landscape Plan. All amenities shall be in place prior to the issuance of a building permit for the 24th unit.

Utilities

18. The Applicant shall be responsible for all utility connections which shall be underground. The water system shall be looped in a manner satisfactory to the City of Manassas to eliminate dead ends in order to satisfy fire protection requirements.



19. The Applicant shall construct a dry stormwater management pond in conformance with all applicable local, state and federal regulations and may utilize off-site credits for water quality.

Miscellaneous

20. The Applicant shall include in all contracts of sale and deeds a notice that the project is located approximately one (1) mile from the Manassas Airport.
21. The Applicant shall submit to the City any artifacts found on site during construction and shall allow access to City officials to allow for discovery and detection of such items.
22. Monetary proffers shall be paid to the City starting with the twelfth unit after final inspection and prior to the issuance of an occupancy permit as specified by Section 15.2-2303.1:1 of the Code of Virginia.
23. In the event the monetary contributions proffered herein are paid after thirty-six (36) months from final rezoning approval, the Applicant agrees that all monetary contributions are subject to an annual adjustment in accordance with the Urban Consumer Price Index (CPI-U) published by the U.S. Department of Labor subject to applicable laws.

[SEE ATTACHED OWNER SIGNATURE PAGE]

CITY OF MANASSAS
Community Development Dept.
APPROVED Proffer/
Development Plan
Signed OK
Date 1/25/21

OWNER:

By: 
Michael R. Vanderpool, Trustee

V:\Company\NVP, Inc\Vanderpool Property Rezoning\Rezoning\Fifth Submission\Proffer Statement 12-9-2020 cln.doc

EXHIBIT A



24' WIDE TH 22' WIDE TH 22' WIDE TH 22' WIDE TH 24' WIDE TH

CITY OF MANASSAS
Community Development Dept.
APPROVED Proffer
Development Plan
Signed _____
Date 1/25/21

CONCEPTUAL TOWNHOUSE ELEVATIONS KINGS LANDING TOWNHOUSES

SCHEMATIC DESIGN

8/04/20

CITY OF MANASSAS

SCALE 1/8" = 1'

lessard
DESIGN
8651 LESSARD DRIVE, SUITE 700, WASHINGTON, DC 20004
703.441.1111 | LESSARDDESIGN.COM

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REAR ELEVATIONS

The end units that face Godwin Drive and Hastings Drive are the high-visibility sides.



HIGH VISIBILITY SIDE ELEVATION



REAR ELEVATIONS

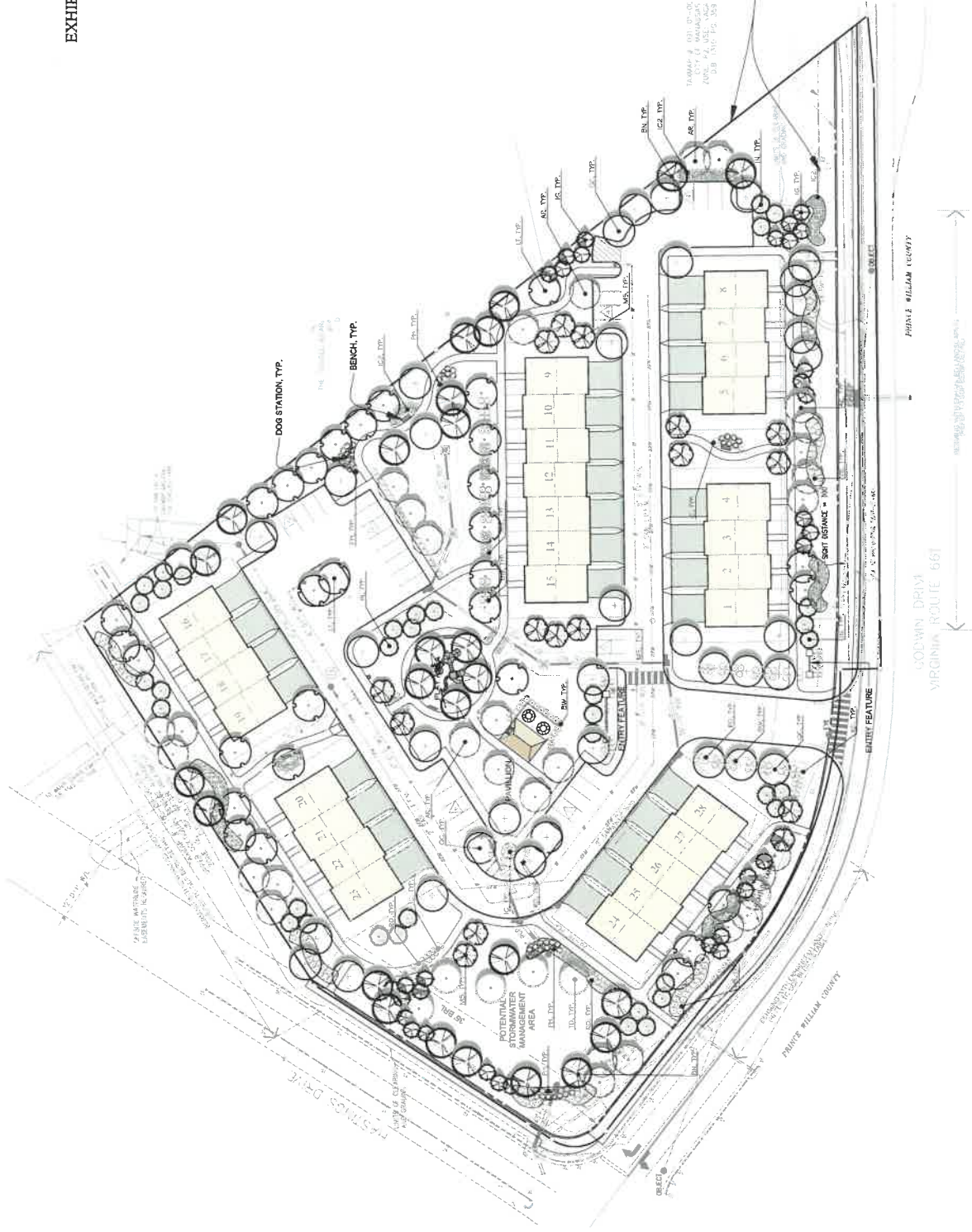


STANDARD SIDE ELEVATION

CITY OF MANASSAS
 Community Development Dept.
 APPROVED Proffer/
 Development Plan
 Signed _____
 Date 1/25/21



24' WIDE TH 22' WIDE TH 22' WIDE TH 24' WIDE TH



TYPICAL LOT PLANTING
PLANT A - FOUNDATION EVERGREEN
PLANT B - ALTERNATE EVERGREEN SHRUB
PLANT C - ALTERNATE EVERGREEN TREE
PLANT D - UPRIGHT SHRUB
PLANT E - AGENT SHRUB OR ORNAMENTAL GRASS
PLANT F - GRASS COVER
NOTE: ADJUST PLANTINGS FOR FINAL SITE CONDITIONS

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER	HEIGHT	ULTIMATE HEIGHT	TREE CANOPY COVERAGE
	AR	31	Acer rubrum / Red Maple	-	2.5" - 3"	40' - 70'	40' - 70'	31 @ 250 EA. = 7,750 SF
	BN	26	Betula nigra / River Birch Multi-Trunk	-	2.5" - 3"	40' - 70'	40' - 70'	26 @ 225 EA. = 5,850 SF
	LT	30	Liriodendron tulipifera / Tulip Tree	-	2.5" - 3"	60' - 80'	60' - 80'	30 @ 225 EA. = 6,750 SF
	QC	37	Quercus palustris 'Crownright' / Crownright Pin Oak	-	2.5" - 3"	50' - 70'	50' - 70'	37 @ 235 EA. = 8,695 SF
	TD	5	Taxodium distichum / Bald Cypress	-	2.5" - 3"	50' - 70'	50' - 70'	5 @ 240 EA. = 1,200 SF
EVERGREEN TREES								
	IG	33	Ilex opaca 'Greenleaf' / Greenleaf Holly	-	8 - 9"	20' - 25'	20' - 25'	33 @ 80 EA. = 2,640 SF
	IN	36	Ilex x 'Nella R. Stevens' / Nella R. Stevens Holly	-	8 - 9"	15' - 25'	15' - 25'	36 @ 115 EA. = 4,140 SF
ORNAMENTAL TREES								
	MS	16	Magnolia virginiana / Sweet Bay	-	2.5" Cal	10' - 35'	10' - 35'	16 @ 145 EA. = 2,320 SF
SHRUBS								
	BW	102	Buxa microphylla japonica 'Winter Gem' / Winter Gem Boxwood	30" - 36"				39,346 SF Total
	IC	27	Ilex x 'Castle Spire' / Castle Spire Holly	30" - 36"				
	RD	97	Rosa x 'Double Knockout' / Double Knockout Red Rose	24"				
	SC	8	Spiraea x bumalda 'Magic Carpet' / Magic Carpet Spirea	24" - 30"				
BUFFER SHRUBS								
	IC2	166	Ilex glabra 'Chantrel' TM / Nerdle Holly	24" - 30"				
	VB	129	Viburnum x Burbankii 'Conroy' / Conroy Viburnum	30" - 36"				
PERENNIALS								
	PH	57	Penstemon virginicus 'Henslow's Henslow' / Henslow's Henslow Switch Grass	3 gal				

*SOURCE OF TREE HEIGHT INFORMATION: MISSOURI BOTANICAL GARDEN

NOTES

- [illegible]

VICINITY MAP

SCALE: 1"=2,000'

OWNER: MICHAEL R. VANDERPOOL, TRUSTEE
10201 GODWIN DRIVE
MANASSAS, VA. 20110

CURRENT ZONE: R-2 AOD
PROPOSED ZONE: R-3 AOD

TYPICAL BERM

NO SCALE

11

- UNITS 1 THRU 15 AND 20 THRU 28 ARE ON L.P.G.M. WITH CEMEX PUMPS.
- DRY UTILITIES THAT WOULD BE WITHIN THE FUTURE RIGHT-OF-WAY SHALL BE RELOCATED TO AN EASEMENT.

AREA TARIFFATION

U.S. 091-01-00-7C1	137,138	50. FT.
U.S. 091-01-00-7D	67,140	50. FT.
TOTAL	204,278	50. FT.

WORKING TABULATION

REQUIRED SPACES: 2.5 SPACES/DWELLING UNIT
 = (26/2.5) = 70 SPACES REQUIRED
 SPACES PROVIDED: 2 SPACES IN EACH GARAGE
 + 2 SPACES IN EACH DRIVEWAY
 + 36 SPACES

TRIP GENERATION TABULATION

SINGLE FAMILY ATTACHED = 8.4 ADU
8.4 (28 UNITS) = 283 TRIPS

DENSITY TABULATION

DENSITY=6 UNITS/ACRE
4.7 AC.(8)=28.2=28 UNITS

LEGEND

- | | |
|--------------------------|---------------------------|
| AC | BUILDING RESTRICTION LINE |
| B.R.L. | CLEANOUT |
| C.O. | CONCRETE |
| CONC. | CURB |
| CURB | EXISTING |
| EXISTING | EDGE OF PAVEMENT |
| E.O.P. | ELECTRIC UTILITY |
| EM | EXISTING FLOOR |
| EL | EXISTING |
| EL | GA. METER |
| GA. METER | INSTRUMENT NUMBER |
| INSTR. # | LOW PRESSURE FORCE MAIN |
| L.P.F.M. | MANHOLE |
| MANHOLE | MANHOLE CHLORIDE |
| MANHOLE CHLORIDE | RADIUS |
| RADIUS | REINFORCED CONCRETE PIPE |
| REINFORCED CONCRETE PIPE | SANITARY |
| SANITARY | SEWER |
| SEWER | SEWER |
| SEWER | SQUARE FEET |
| SQ. FT. | TRANSFORMER |
| TRANSFORMER | TYPICAL |
| TYPICAL | PARKING SPACE COUNT |
| PARKING SPACE COUNT | |

CURVE TABLE

[illegible]

GODWIN DRIVE VIRGINIA ROUTE 661
(VARIABLE WITH RIGHT-OF-WAY)

CITY OF MANASSAS

Community Development Dept.

Approved Supplier!

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P/25/21
