NOTICE OF PUBLIC HEARING
CITY OF MANASSAS PARK, VIRGINIA

Notice is hereby given that the Planning Commission of the City of Manassas Park will hold a public hearing on Wednesday, May 10, 2023 at 7:00 p.m., or as soon thereafter as possible, for the purpose of receiving public comment on, reviewing, and considering the following:

- **Rezoning, RZ#22-03**, Downtown Development Phase IV, Artena Park, to consider changing the zoning classification for 4.72 acres of land addressed as 8227, 8227A, 8228 and 8229 Conner Drive, identified as Tax Map #s 29-1-1, 29-1-4, 29-1-5, 29-1-6, zoned I-1, Industrial district and a 3.10 acre parcel with no assigned address developed with the Conner House and a parking lot for approximately 200 apartments, identified as Tax Map # 24-A-C, zoned PF, Public Facilities district to the MU-D, Downtown mixed-use district for the development of two apartment buildings containing a maximum of 400 multifamily dwelling units and an 100,000 square foot commercial building, each building having a maximum height of 120 feet, .41 acres of dedicated right-of-way and a 150 space parking lot or structure.
- **Waiver, WAI#22-03A**, to modify the MU-D, Downtown mixed-use district regulations requiring the residential component of any development not to exceed 75% of the development's total floor area by increasing residential to a maximum of 100%. Sec. 31-17.A(b).
- **Waiver, WAI#22-03B**, to modify the MU-D, Downtown mixed-use district regulations requiring impervious surfaces not to exceed 75% of the total gross area of the development by increasing the impervious coverage to 90%. Sec. 31-17.A(g).
- **Waiver, WAI#22-03C**, to modify the MU-D, Downtown mixed-use district regulations requiring a 40 foot minimum building height by reducing the minimum height to 20 feet for the freestanding parking garage and commercial building. Sec. 31-17.A(k).
- **Waiver, WAI#22-03D** to modify the off-street parking provisions requiring a 9 foot by 18 foot landscape island for every 10 parking spaces as shown on the development plan associated with Rezoning RZ #22-03. Sec. 31-27(b)(10).
- **Waiver, WAI#22-03E**, to modify the off-street parking provisions requiring 1.75 spaces for each multi-family dwelling unit, plus 1 space for each 10 dwelling units to 1.3 spaces per multi-family dwelling unit. Sec. 31-27(c).
- **Waiver, WAI#22-03F**, to modify the off-street loading provisions requiring 1 loading space per 10,000 square feet of commercial floor area by reducing the requirement to 1 loading space per 50,000 square feet. Sec. 31-28(c).
- **Waiver, WAI#22-03G**, to modify the parking lot landscaping provisions requiring 8 square feet of open space for each parking space to what is shown on the general development plan associated with Rezoning, RZ#22-03. Sec. 31-33(g)(1).
- **Waiver, WAI#22-03H**, to modify the screening provisions requiring a 6 foot high fence and vegetative screening between properties zoned I-1, Industrial district and the residential component of the MU-D, Downtown mixed-use district to what is shown on the general development plan associated with Rezoning, RZ#22-03. Sec. 31-33(j)(2).
- **Public Facilities Waiver, PFW#22-03A**, to reduce the private street width to a minimum of 24 feet from the required 30 feet, as provided by Section 404, Road Design Standards and Specifications, Plate IV-A.

- **Public Facilities Waiver, PFW#22-03B**, to allow residential frontage on private streets, which is prohibited by Section 404, Road Design Standards and Specifications, Plate IV-A, Note 1.
- **Public Facilities Waiver, PFW#22-03C**, to waive the 700 vehicles per day limit for private streets, as required by Section 404, Road Design Standards and Specifications, Plate IV-A, Note 8 and Section 401.03(c).
- **Public Facilities Waiver, PFW#22-03D**, to waive the requirement of providing sidewalks on both sides of the street in residential areas, as required by Article IV, Streets, Section 401.12.

The public hearing will be held in the Board Meeting Room on the second floor of City Hall, located at 100 Park Central Plaza, Manassas Park, Virginia. The public is encouraged to attend the hearing and provide comments. Information and materials concerning this hearing are available for review on the City website at www.manassasparkva.gov and in the City Clerk's office at City Hall between the hours of 8:30 a.m. and 5:00 p.m., Monday – Friday.

For publication: Thursday, April 27 and Thursday, May 4th, 2023

20098

GENERALIZED DEVELOPMENT PLAN

FOR

ARTENA PARK

CITY OF MANASSAS PARK
VIRGINIA

DEVELOPER/APPLICANT:

ARTENA L.L.C.
9705 LIBERIA AVE, SUITE 325
MANASSAS, VA 20110
(703) 335-6060
CONTACT: AHMET AKSOYLU

CIVIL ENGINEER:

RINKER DESIGN ASSOCIATES, P.C.
11100 ENDEAVOR COURT, SUITE 200
MANASSAS, VA 20109
(703) 368-7373
CONTACT: JEREMY L. KARLS, P.E.

LAND USE ATTORNEY:

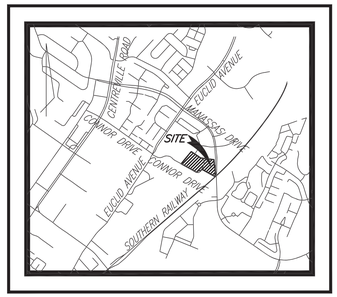
CARLOS M. MONTENEGRO, PC
2821 CENTER RIDGE DRIVE
OAKTON, VA 22124
(703) 819-0707
CONTACT: CARLOS MONTENEGRO, ESQ.

TRAFFIC CONSULTANT:

GROVE SLADE ASSOCIATES, INC
15125 WASHINGTON STREET, SUITE 212
HAYMARKET, VA 20169
(571) 248-0992
CONTACT: KEVIN SITZMAN, P.E.

ENVIRONMENTAL CONSULTANT:

RINKER DESIGN ASSOCIATES, P.C.
11100 ENDEAVOR COURT, SUITE 200
MANASSAS, VA 20109
(703) 368-7373
CONTACT: JEREMY L. KARLS, P.E.



VICINITY MAP
SCALE: 1"=2,000'

SHEET INDEX

TITLE	SHEET NO.
COVER SHEET	C.01
EXISTING CONDITIONS	C.02
GENERAL DEVELOPMENT PLAN PHASE 1	C.03
GENERAL DEVELOPMENT PLAN PHASE 1 COLOR	C.04
GENERAL DEVELOPMENT PLAN PHASE 2	C.05
GENERAL DEVELOPMENT PLAN PHASE 2 COLOR	C.06
GENERAL DEVELOPMENT PLAN PHASE 3	C.07
GENERAL DEVELOPMENT PLAN PHASE 3 COLOR	C.08

	TAX MAP #	OWNER	AREA (ACRES)	EX. ZONING	PROP. ZONING
PARCEL C ID #4318	24-A-C	CITY OF MANASSAS PARK	3.10478	A-1	MU-D
LOT 1 ID #2274	29-1-1	ARTENA LLC	1.81047	I-1	MU-D
LOT 4 ID #1818	29-1-4	ARTENA LLC	1.06910	I-1	MU-D
LOT 5 ID #1819	29-1-5	ARTENA LLC	0.95921	I-1	MU-D
LOT 6 ID #0128	29-1-6	ARTENA LLC	0.88303	I-1	MU-D
		TOTAL:	7.82659	AC	

CONSOLIDATED LOT TOTAL: 7.82 ACRES
CONNER DRIVE INGRESS/EGRESS CONVERSATION TO ROW DEDICATION: 0.41 ACRES
GPD LOT DEVELOPMENT AREA: 7.41 ACRES

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COMMONWEALTH OF VIRGINIA
JEREMY KARLS
Lic. No. 046635
PROFESSIONAL ENGINEER
03/20/2023

COVER SHEET

ARTENA PARK

CITY OF MANASSAS PARK, VIRGINIA

REVISIONS:

DATE: MARCH 20, 2023
SCALE: AS SHOWN
DESIGN: JLK
DRAFT: JLK
CHECKED BY: SDD
JOB NUMBER: 20098
SHEET NUMBER: C.01

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20098

LEGEND

	EX OVERHEAD WIRES
C&G	EX CURB AND GUTTER
EP	EX EDGE OF PAVEMENT
IPF	EX IRON PIPE FOUND
IPS	IRON PIPE SET
PKF	PK NAIL FOUND
PKS	PK NAIL SET
W	EX WATER METER
	EX WATER VALVE
	EX FIRE HYDRANT
W	EX WATER WITNESS POST
	EX STORM MANHOLE
S	EX SANITARY MANHOLE
	EX SANITARY CLEAN OUT
G	EX GAS WITNESS POST
T	EX TELEPHONE PEDESTAL
M	EX MAIL BOX
	EX HAND HOLE
	EX POWER POLE
	EX GUY WIRE
	EX LIGHT POST
	EX SIGN
	EXISTING SANITARY SEWER
W W	EXISTING WATERLINE
	EXISTING STORM SEWER

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	248.04'	276.07'	154.30'	262.04'	S02°55'02"E	63°46'14"
C2	248.04'	48.75'	24.46'	48.68'	N23°20'14"E	11°15'43"
C3	248.04'	113.66'	57.84'	112.67'	N04°34'45"E	26°15'15"
C4	248.04'	113.66'	57.85'	112.67'	N21°40'31"W	26°15'16"
C5	51.50'	86.74'	57.71'	76.85'	N76°21'23"W	96°30'18"
C6	35.00'	38.83'	21.69'	36.87'	S87°11'00"W	63°34'17"
C7	11419.20'	28.51'	14.26'	28.51'	S47°26'52"W	0°08'35"

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JEREMY L. DAVIS
Lic. No. 046635
03/20/2023
PROFESSIONAL ENGINEER

EXISTING CONDITIONS

ARTENA PARK

CITY OF MANASSAS PARK, VIRGINIA

REVISIONS:

DATE:	MARCH 20, 2023
SCALE:	AS SHOWN
DESIGN:	JLK
DRAFT:	JLK
CHECKED BY:	SDD
JOB NUMBER:	20098
SHEET NUMBER:	C.02

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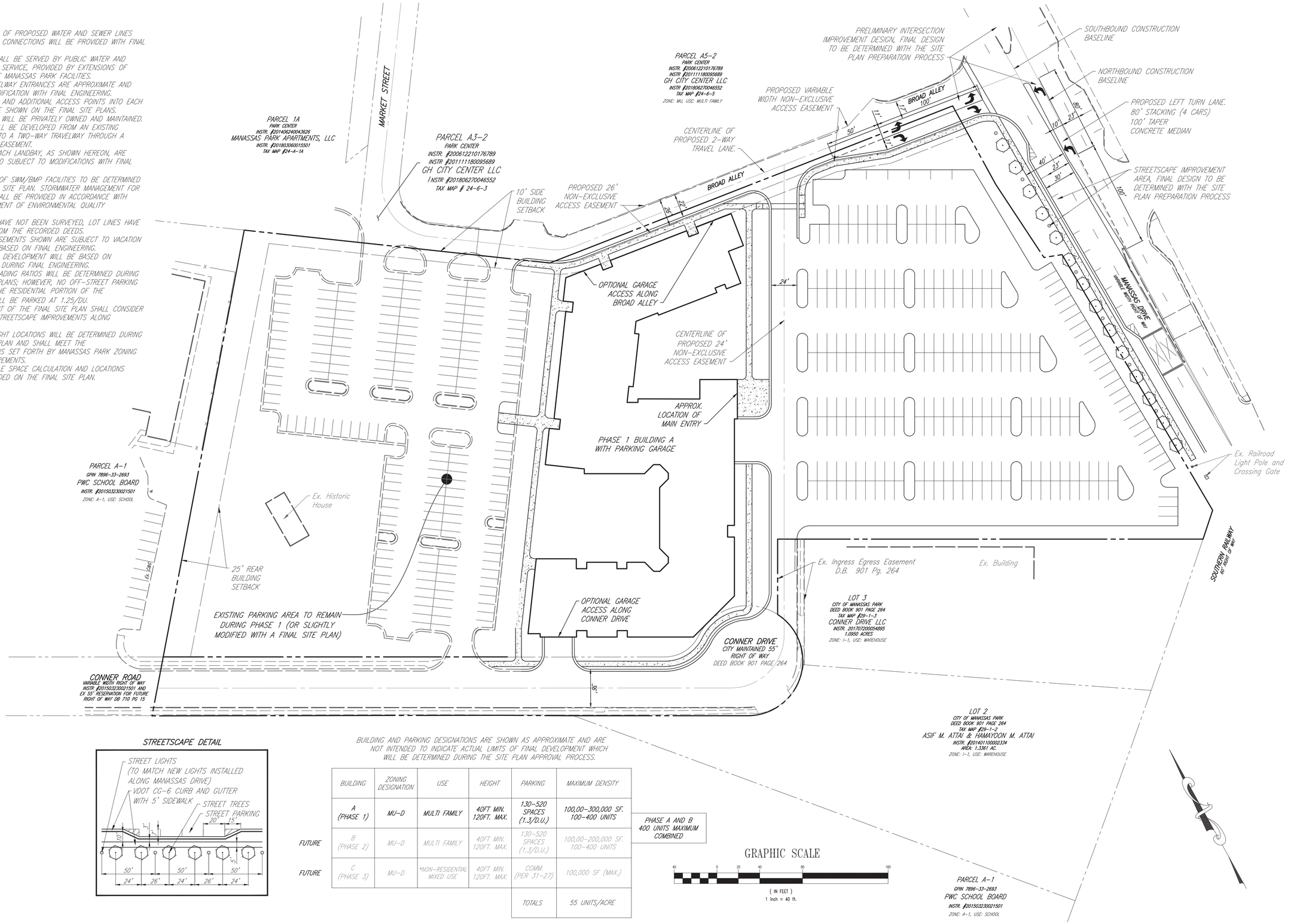
20098

NOTES:

1. FINAL LOCATIONS OF PROPOSED WATER AND SEWER LINES AND ASSOCIATED CONNECTIONS WILL BE PROVIDED WITH FINAL ENGINEERING.
2. THE PROJECT SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER SERVICE, PROVIDED BY EXTENSIONS OF EXISTING CITY OF MANASSAS PARK FACILITIES.
3. PROPOSED TRAVELWAY ENTRANCES ARE APPROXIMATE AND SUBJECT TO MODIFICATION WITH FINAL ENGINEERING.
4. FINAL LOCATIONS AND ADDITIONAL ACCESS POINTS INTO EACH LANDBAY WILL BE SHOWN ON THE FINAL SITE PLANS.
5. ALL TRAVELWAYS WILL BE PRIVATELY OWNED AND MAINTAINED.
6. BROAD ALLEY WILL BE DEVELOPED FROM AN EXISTING ONE-WAY ONLY TO A TWO-WAY TRAVELWAY THROUGH A NON-EXCLUSIVE EASEMENT.
7. THE LIMITS OF EACH LANDBAY, AS SHOWN HEREON, ARE APPROXIMATE AND SUBJECT TO MODIFICATIONS WITH FINAL ENGINEERING.
8. FINAL LOCATION OF SWM/BMP FACILITIES TO BE DETERMINED BASED ON FINAL SITE PLAN. STORMWATER MANAGEMENT FOR THE PROJECT SHALL BE PROVIDED IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS.
9. LOTS 2 AND 3 HAVE NOT BEEN SURVEYED, LOT LINES HAVE BEEN DRAWN FROM THE RECORDED DEEDS.
10. ALL EXISTING EASEMENTS SHOWN ARE SUBJECT TO VACATION OR RELOCATION BASED ON FINAL ENGINEERING.
11. PHASING OF THE DEVELOPMENT WILL BE BASED ON DECISIONS MADE DURING FINAL ENGINEERING.
12. PARKING AND LOADING RATIOS WILL BE DETERMINED DURING THE FINAL SITE PLANS; HOWEVER, NO OFF-STREET PARKING IS PROPOSED. THE RESIDENTIAL PORTION OF THE DEVELOPMENT WILL BE PARKED AT 1.25/DU.
13. THE DEVELOPMENT OF THE FINAL SITE PLAN SHALL CONSIDER RECOMMENDED STREETSCAPE IMPROVEMENTS ALONG MANASSAS DRIVE.
14. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED DURING THE FINAL SITE PLAN AND SHALL MEET THE RECOMMENDATIONS SET FORTH BY MANASSAS PARK ZONING AND PFM REQUIREMENTS.
15. REQUIRED BICYCLE SPACE CALCULATION AND LOCATIONS SHALL BE PROVIDED ON THE FINAL SITE PLAN.



STREETSCAPE DETAIL

BUILDING AND PARKING DESIGNATIONS ARE SHOWN AS APPROXIMATE AND ARE NOT INTENDED TO INDICATE ACTUAL LIMITS OF FINAL DEVELOPMENT WHICH WILL BE DETERMINED DURING THE SITE PLAN APPROVAL PROCESS.

	BUILDING	ZONING DESIGNATION	USE	HEIGHT	PARKING	MAXIMUM DENSITY
	A (PHASE 1)	MU-D	MULTI FAMILY	40FT MIN. 120FT. MAX.	130-520 SPACES (1.3/D.U.)	100,00-300,000 SF. 100-400 UNITS
FUTURE	B (PHASE 2)	MU-D	MULTI FAMILY	40FT MIN. 120FT. MAX.	130-520 SPACES (1.3/D.U.)	100,00-200,000 SF. 100-400 UNITS
FUTURE	C (PHASE 3)	MU-D	*NON-RESIDENTIAL MIXED USE	40FT MIN. 120FT. MAX.	COMM. (PER 31-27)	100,000 SF (MAX.)
					TOTALS	55 UNITS/ACRE

PHASE A AND B 400 UNITS MAXIMUM COMBINED

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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COMMONWEALTH OF VIRGINIA
JEREMY LYNN DAVIS
Lic. No. 043635
03/20/2023
PROFESSIONAL ENGINEER

GENERAL DEVELOPMENT PLAN
PHASE 1

ARTENA PARK

CITY OF MANASSAS PARK, VIRGINIA

REVISIONS:

DATE:	MARCH 20, 2023
SCALE:	AS SHOWN
DESIGN:	JLK
DRAFT:	JLK
CHECKED BY:	SDD
JOB NUMBER:	20098
SHEET NUMBER:	C.03

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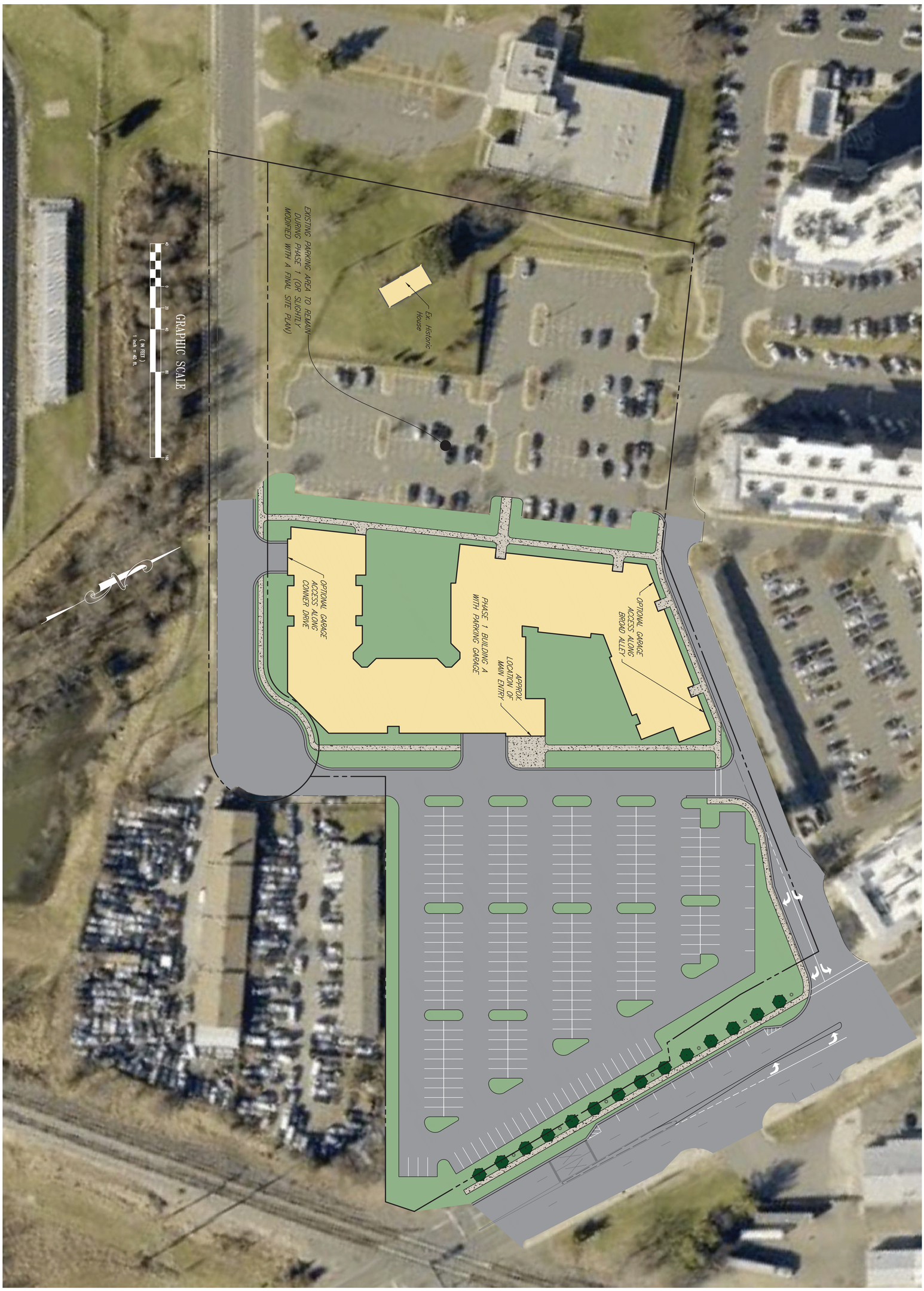

REFERENCE PLAN: RZ#22-03, SUB.#2

SHEET NUMBER:	C.04
JOB NUMBER:	20098
CHECKED BY:	SDD
DRAFT:	JLK
DESIGN:	JLK
SCALE:	AS SHOWN
DATE:	MARCH 20, 2023

REVISIONS:

GENERAL DEVELOPMENT PLAN
PHASE 1 COLOR

ARTENA PARK

CITY OF MANASSAS PARK, VIRGINIA

COMMONWEALTH OF VIRGINIA
JEREMY KARLS
Lic. No. 048635
03/20/2023
PROFESSIONAL ENGINEER

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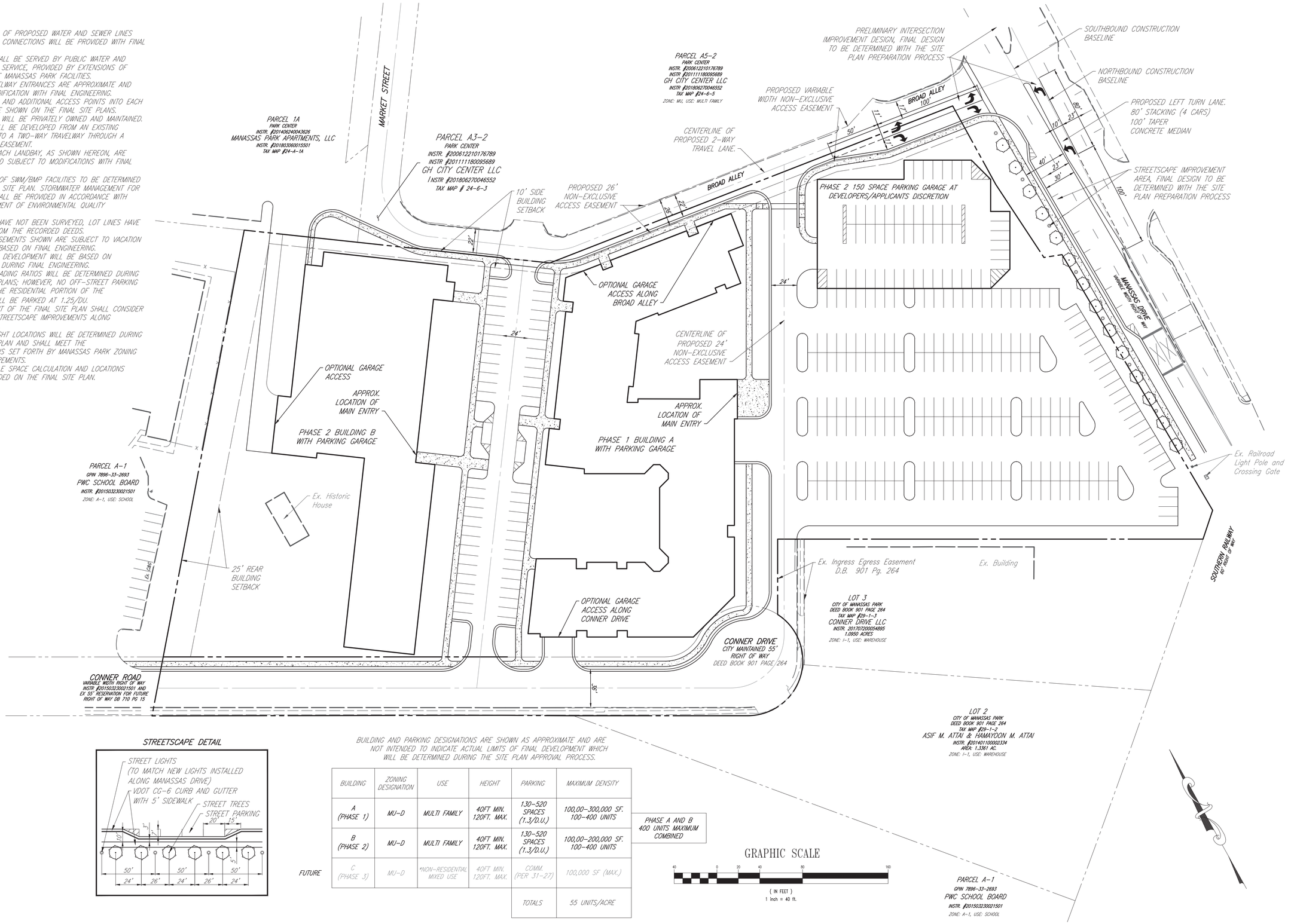

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	BUILDING	ZONING DESIGNATION	USE	HEIGHT	PARKING	MAXIMUM DENSITY
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	B (PHASE 2)	MU-D	MULTI FAMILY	40FT MIN. 120FT. MAX.	130-520 SPACES (1.3/D.U.)	100,00-200,000 SF. 100-400 UNITS
FUTURE	C (PHASE 3)	MU-D	*NON-RESIDENTIAL MIXED USE	40FT MIN. 120FT. MAX.	COMM. (PER 31-27)	100,000 SF (MAX.)
					TOTALS	55 UNITS/ACRE

PHASE A AND B 400 UNITS MAXIMUM COMBINED

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REFERENCE PLAN: RZ#22-03, SUB.#2

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JEREMY LEWIS KARIS
Lic. No. 048635
PROFESSIONAL ENGINEER
03/20/2023

GENERAL DEVELOPMENT PLAN
PHASE 2

ARTENA PARK

CITY OF MANASSAS PARK, VIRGINIA

REVISIONS:

DATE:	MARCH 20, 2023
SCALE:	AS SHOWN
DESIGN:	JLK
DRAFT:	JLK
CHECKED BY:	SDD
JOB NUMBER:	20098
SHEET NUMBER:	C.05

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REFERENCE PLAN: RZ#22-03, SUB.#2

SHEET NUMBER:	C.06
JOB NUMBER:	20098
CHECKED BY:	SDD
DRAFT:	JLK
DESIGN:	JLK
SCALE:	AS SHOWN
DATE:	MARCH 20, 2023

REVISIONS:

GENERAL DEVELOPMENT PLAN
PHASE 2 COLOR

ARTENA PARK

CITY OF MANASSAS PARK, VIRGINIA

COMMONWEALTH OF VIRGINIA
JEREMY KARLS
Lic. No. 048635
03/20/2023
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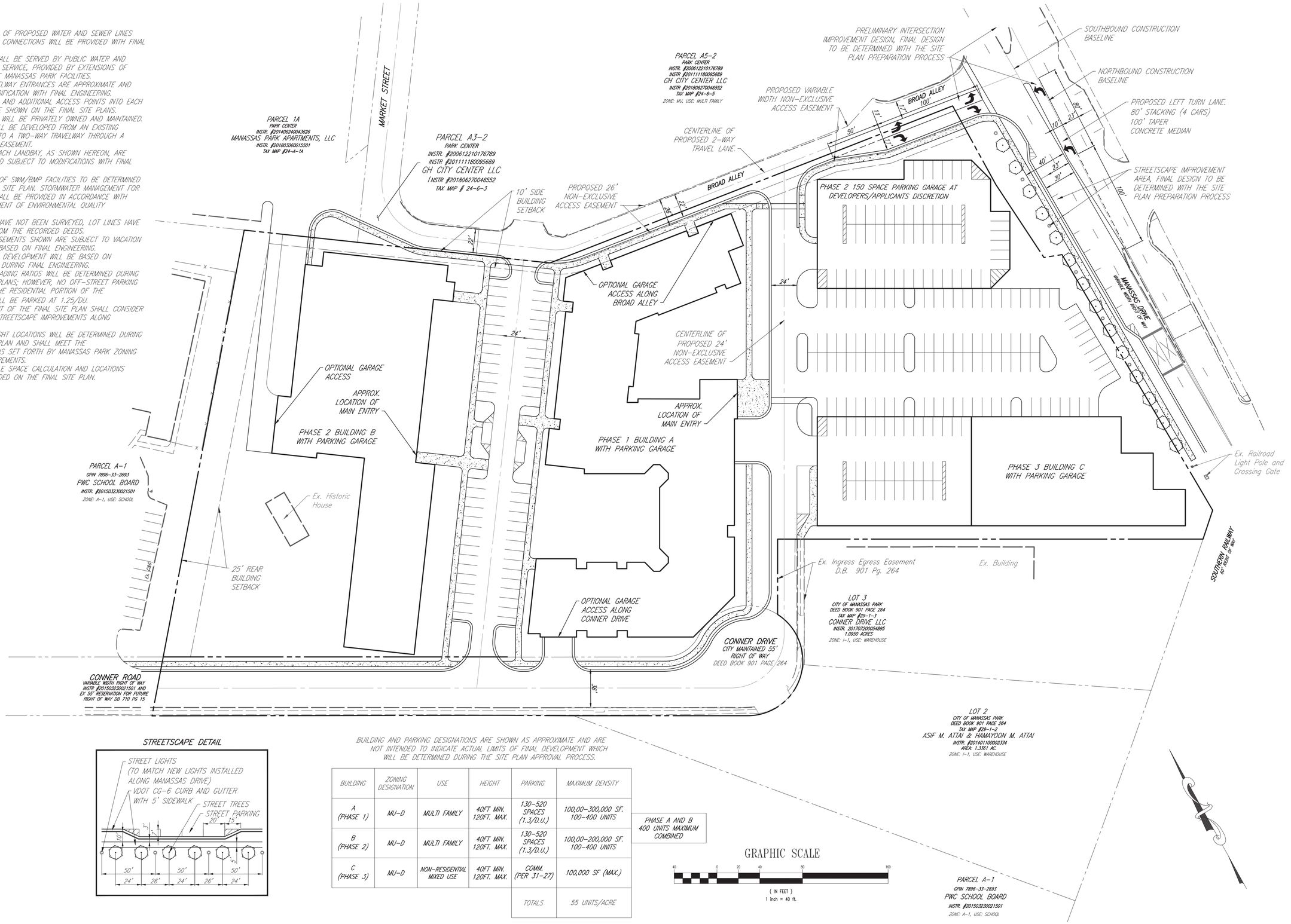

STREETSCAPE DETAIL

BUILDING AND PARKING DESIGNATIONS ARE SHOWN AS APPROXIMATE AND ARE NOT INTENDED TO INDICATE ACTUAL LIMITS OF FINAL DEVELOPMENT WHICH WILL BE DETERMINED DURING THE SITE PLAN APPROVAL PROCESS.

BUILDING	ZONING DESIGNATION	USE	HEIGHT	PARKING	MAXIMUM DENSITY
A (PHASE 1)	MU-D	MULTI FAMILY	40FT MIN. 120FT. MAX.	130-520 SPACES (1.3/D.U.)	100,00-300,000 SF. 100-400 UNITS
B (PHASE 2)	MU-D	MULTI FAMILY	40FT MIN. 120FT. MAX.	130-520 SPACES (1.3/D.U.)	100,00-200,000 SF. 100-400 UNITS
C (PHASE 3)	MU-D	NON-RESIDENTIAL MIXED USE	40FT MIN. 120FT. MAX.	COMM. (PER 31-27)	100,000 SF (MAX.)
				TOTALS	55 UNITS/ACRE

PHASE A AND B 400 UNITS MAXIMUM COMBINED

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REFERENCE PLAN: RZ#22-03, SUB.#2

Rinker Design Associates, P.C.
11100 Endeavor Court, Suite 200, Manassas, VA 20109 Telephone: (703) 368-7373 Fax: (703) 257-5443
927 Maple Grove Drive, Suite 105, Fredericksburg, VA 22407 Telephone: (540) 548-4470 Fax: (540) 548-4471
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COMMONWEALTH OF VIRGINIA
JEREMY LEE BANES
Lic. No. 048635
PROFESSIONAL ENGINEER
03/20/2023

GENERAL DEVELOPMENT PLAN
PHASE 3

ARTENA PARK

CITY OF MANASSAS PARK, VIRGINIA

REVISIONS:

DATE:	MARCH 20, 2023
SCALE:	AS SHOWN
DESIGN:	JLK
DRAFT:	JLK
CHECKED BY:	SDD
JOB NUMBER:	20098
SHEET NUMBER:	C.07

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REFERENCE PLAN: RZ#22-03, SUB.#2

GENERAL DEVELOPMENT PLAN
PHASE 3 COLOR

ARTENA PARK

CITY OF MANASSAS PARK, VIRGINIA

REVISIONS:

DATE:	MARCH 20, 2023
SCALE:	AS SHOWN
DESIGN:	JLK
DRAFT:	JLK
CHECKED BY:	SDD
JOB NUMBER:	20098
SHEET NUMBER:	C.08

COMMONWEALTH OF VIRGINIA
JEREMY KARLS
Lic. No. 048635
03/20/2023
PROFESSIONAL ENGINEER

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Member, Va. Bar

Fax: (703) 620-3345

March 30, 2023

VIA EMAIL AND HAND DELIVERY
Ms. Michelle Barry
Planning and Zoning Administrator
m.barry@manassasparkva.gov

RE: Rezoning, RZ#22-03, Artena Park – Third Submission

Dear Mickie:

The following are the Applicant's responses to the comments received from your office and the most recent meeting with your staff. I have attached the following documents:

1. 10 copies of the revised GDP; and
2. 10 copies of the revised Proffers; and
3. 10 copies of our proposed Waiver requests.

For you ease of reference, I am attaching 3 redline copies of the Proffers and Waver requests.

Yours,

Carlos M. Montenegro
Counsel for the Applicant

Artena Park Rezoning

Waiver and Modification Request

8228, 8227, 8227A, 8229 Conner Drive and TM 24-A-C,

City of Manassas Park, Virginia

March 28, 2023

Zoning Ordinance Waiver/Modifications Requests:

Waiver Request: - to waive the MU-D, Downtown mixed-use district regulations (Sec. 31- 17.A(b)) requiring the residential component of any development to not exceed 75% of the development's total floor area.

Justification: The Applicant requests that this provision be waived. The waiver is justified because the proposed project is predominantly residential with the commercial uses amounting to not more than twenty (20%) percent of the project.

Waiver Request: - to waive the MU-D, Downtown mixed-use district regulations with regard to the residential cap of 90%, allowing 100% of the residential uses to be built and occupied before non-residential uses are constructed.

Justification: The Applicant requests that this provision be waived. The waiver is justified because the proposed project is predominantly residential with the commercial uses amounting to not more than twenty (20%) percent of the project. Furthermore, the implementation of this restriction would prevent the construction of the second residential building without first constructing non-residential uses.

Waiver Request: - to modify the MU-D, Downtown mixed-use district regulations requiring the maximum coverage permitted of all impervious surfaces, including buildings, structures, roads, streets, and parking areas, in any downtown mixed-use district to exceed seventy-five (75%) percent of the total gross area of the development.

Justification: The proposed mixed use project will include 150 parking spaces for the use of an adjacent parcel. As such, the Project is more likely to reach ninety (90%) percent impervious surfaces.

Waiver Request:- to modify the MU-D, Downtown mixed-use district regulations requiring a minimum side yard of 10 feet and a minimum rear yard of 25 feet for multi-family residential. Sec. 31- 17.A(i) to reduce the minimum side and rear yard requirements for buildings on the Property to five (5) feet.

Justification: The proposed mixed use project will include 150 parking spaces for the use of an adjacent parcel. This feature reduces the useable land area for the Project buildings.

Waiver Request: - to modify the off-street parking provisions, requiring 1.75 parking spaces per multi- family unit, plus 1 space for each 10 dwelling units, to 1.30 spaces per unit.

Justification: As owners of the Manassas Park Apartments our experience indicates that a parking ratio of 1.30 parking spaces per apartment unit will be more than sufficient to accommodate the parking demand generated by our proposed residential component.

Waiver Request:- to modify the off-street parking provisions (Sec 31-27(b)(10)) requiring a 9 foot by 18 foot landscaped island for every 10 parking spaces to be provided to require one landscaped island for every 20 parking spaces.

Justification: The 150 parking spaces designated for use by the adjacent parcel replaces a parking lot on the City property that fails to adhere to this standard. As such, the Applicant proposes to replace that parking lot with a similar design.

Waiver Request:- to waive the parking lot landscaping provisions of Sec 31-33(g)(l) requiring 8 square feet of open space for each parking space to apply to surface parking areas exclusive of the 150 spaces to be provided for the adjacent property.

Justification: The proposed Project sits in a constrained property that will be semi-urban in character. As such, this open space requirement is excessive.

Waiver Request:- to modify the parking lot landscaping provisions of Sec 31-33(g)(2) requiring a 10 foot wide landscape strip between a parking lot and an adjacent property to not less than 5 feet.

Justification: The proposed Project sits in a constrained property that will be semi-urban in character. As such, this open space requirement is excessive.

Waiver Request:- to waive the screening provisions of Sec 31-33(j)(2) and Sec 31-33(i)(3) requiring a 6 foot high fence and vegetative screening between properties zoned PF, Public Facilities district or 1-1, Industrial district and theresidential component of the MU-D, Downtown mixed-use district.

Justification: The design of the proposed Project will avoid exposure of the unsightly industrial properties that are adjacent without the need of fencing or landscaping. This will be accomplished by locating residential buildings sufficiently away from those properties as screening and/or landscaping treatments would only address ground-level views. Furthermore, the I zoned properties should be required to provide fencing and buffers on their properties.

Response to PF waiver suggestions:

Public Facilities Waiver- to reduce the private street width to 24 feet from the required 30 feet, as provided by Section 404, Road Design Standards and Specifications, Plate IV-A.

Justification: The Project does not propose any private streets. All vehicular travel aisles are proposed to be 24 feet in width.

Public Facilities Waiver to waive the maximum 700 vehicles per day for private streets, as required by Section 404, Road Design Standards and Specifications, Plate IV-A, Note 8 and Section 401.03(c).

Justification: the Property will have multiple connections to streets and non-exclusive drive aisles. The Project does not propose any private streets; instead, the main Project drive aisles will be on non-exclusive easements.

Public Facilities Waiver, PFW# 20-04E, to waive the urban street section requiring sidewalkson both sides of the street, as required by Article IV, Streets, Section 401.12

Justification: The Project does not propose any private streets but will provide sidewalks along the Southern side of the reconstructed Broad Alley.

Respectfully,

Carlos M. Montenegro

Counsel for the Applicant

PROFFER STATEMENT
Artena Park Rezoning
RZ#22-03

March 28, 2023

Pursuant to §15.2-2303(A), Code of Va. 1950 as amended, the undersigned (the "Applicant") hereby proffers that the development and use of the land described as the City of Manassas Park Tax Assessment Maps as 24-A-C, 29-1-1, 29-1-4, 29-1-5, and 29-1-6 (hereinafter "Property") containing approximately 7.41 acres of land, shall be in substantial conformance with the following proffered development conditions and the referenced plans and exhibits. In the event the above-referenced rezoning is approved, these proffers shall supersede all other proffers made prior hereto. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be deemed withdrawn and shall be null and void, and the currently applicable proffers or zoning associated with the Property shall remain in full force and effect.

The term "Applicant" as referenced herein shall include within its meaning all successors and assigns of the Owner.

1. DEVELOPMENT AND USE

1.1 Development on the Property shall be in accordance with the provisions of the Zoning Ordinance of the City of Manassas Park ("Zoning Ordinance") where not expressly defined or modified by these proffers ("Proffers") and the General Development Plan ("GDP"), and shall be developed in substantial conformance with the design features described in these Proffers and in the areas depicted on the GDP. The total maximum number of multi-family residential units shall be 400. The maximum gross floor area of all uses, exclusive of parking structures, shall be limited to 550,000 gsf (the "Total Building Area"), with the proposed commercial uses to be located in Land Bay B and not exceed 100,000 gross square feet.

Commercial development (other than Live/Work, as may otherwise be approved) will be located on Land Bay B along the northeasterly portion of the Property and is proposed to provide a variety of commercial uses that are presently, or are from time to time, permitted in the B-2 districts.

Approval of this Application shall not prohibit the Applicant from requesting, and the City approving, minor design modifications ("Minor Design Modifications") that do not materially alter the GDP or these proffers. Minor Design Modifications may be made due to final engineering and architectural site plan review considerations at the time of final site plan submission. Minor Design Modifications shall include, but are not limited to, modifications and/or waivers of buffer requirements, relocation of parking facilities and landscaping islands, and the physical dimensions of proposed buildings and associated improvements. Such lands may then be utilized for all permitted purposes of the site and building design, subject to site plan approval and conformance with Zoning Ordinance and Design and Construction Standards Manual regulations (unless waived or modified). Design Modifications not deemed by the City to be "Minor" may only be approved by the governing body.

1.2 All permitted uses in the B-2 General business district, except automobile and truck tire sales and service, boat and boat trailer sales and storage, greenhouses and funeral homes will be permitted. Development within this district may contain a mix of multi-family residential, office, and commercial land uses with the residential component of any development not comprising more than ninety (90) percent of the development's total floor area upon completion. Notwithstanding the foregoing limitation, so long as the Applicant has obtained an approved site plan for the entire Project, the Applicant may phase the development of the Project, in its sole discretion, such that phases may be exclusively residential.

1.3 The Property as a whole is being developed in accordance with the regulations set forth in the MU-D zoning district of the Zoning Ordinance and may provide parking, buffers, landscaping, lot coverage, open space, FAR, storm water management, best practices facilities, and site access as a whole instead of being applicable to future lots individually. Initial waiver requests are under separate cover. Nothing set forth herein shall preclude the Applicant from requesting and obtaining approval of waivers or modifications of applicable regulations by the appropriate/authorized regulatory body of the City:

A. There shall be no minimum lot size.
B. Lot width and setbacks shall be in accordance with the MU-D regulations set forth in the Zoning Ordinance.
C. The maximum lot coverage shall be 90 percent.
D. The minimum height for all structures shall be 40 feet.
E. Reduction in required parking for residential uses to 1.3 parking spaces/du/

2. COMMUNITY DESIGN

2.1 The buildings shall be faced on all sides with durable, attractive, high quality materials consistent with the materials depicted in the Illustrative Materials attached hereto (Exhibit A). Except as provided below, buildings shall be designed so that all commercial building elevations will contain harmonious architectural features and materials. Noncommercial buildings will contain architectural features that will reflect the transitional nature of the proposed use. Appropriate architectural treatments and design features such as entrances, pilasters, columns, steps, fenestrations, offsets, setbacks, step backs, and cantilevers, will be introduced into the design standards to reduce the visual impression of flat expanses

2.2 The architectural styles and materials of the buildings constructed on the Property shall be in consonance with the elevations depicted in the Illustrative Materials exhibit (Exhibit A hereto). Building features such as, but not limited to, the number, location and dimensions of the building entrances and windows, are shown for illustrative purposes and may vary to accommodate the mix of tenants.

2.3 All freestanding parking lot lights shall have a maximum height of twenty-five (25) feet above finished grade and shall have non-glare flat lens prism lighting angled approximately parallel to the ground surface with full cut-off fixtures that direct light downward and inward to the site. In addition, all building mounted lighting, if any, shall be directed or shielded in such a manner to prevent glare from projecting onto adjacent properties or public right-of-way. Low-pressure sodium-vapor lamps are prohibited and a note indicating this prohibition shall be placed on the final site plan.

2.4 All signage associated with the site shall be constructed in accordance with all applicable Zoning Ordinance regulations except to the extent modifications therefore are approved. All signage associated with the site shall be coordinated with the required landscaping in consultation with the County at site plan stage. Prior to sign permit approval for any monument sign located on the Property, the Applicant shall provide supplemental information to demonstrate that any monument sign is compatible with the building materials and material colors used on the Property. All signage shall be subject to the approval of sign permits.

2.5 Parking and signage for handicapped customers shall be provided by the Applicant in accordance with applicable regulations.

2.6 Banners, pennants, streamers, balloons, figures, and other attention getting devices not otherwise permitted by the Zoning Ordinance are strictly prohibited. However, temporary signs associated with temporary activity permits on or upon the Property shall be allowed, subject to sign permit issuance as applicable.

2.7 Mechanical equipment shall be screened from adjacent residential properties and public rights-of-way. The material used to provide the screen shall be a color that is compatible with the overall design of the buildings.

2.8 The final landscape design shall be determined at time of site plan submission and be in substantial conformance with the GDP and these proffers and shall include indigenous species appropriate to the location and climate of the area for the landscape strip and buffers in disturbed areas. Peripheral parking lot landscaping will be provided to visually buffer the ground level view of the adjacent property northeast of the Property.

2.9 The Project will include bicycle parking and storage areas in excess of the minimum governmental requirements.

3. FIRE AND RESCUE

3.1 The Applicant shall enforce onsite parking restrictions so that all marked fire and emergency access lanes on the Property are to be kept unobstructed in accordance with the appropriate County ordinances.

3.2 Fire lanes will be designated at the time of site plan submission. Compliance will be demonstrated on the first site plan for each area as each is developed.

5. PARKS, OPEN SPACE, AND TRAILS

5.1 The Applicant shall construct sidewalks and pedestrian trails in the locations shown on the GDP in conformance with applicable governmental design standards.

5.2 The Applicant shall reconstruct the intersection of Broad Alley (future Liberty Street) with Manassas Drive in accordance with the design shown on the GDP and as attached hereto as Exhibit B during the first Phase of its development. Provided that the Applicant has diligently pursued all necessary governmental approvals, building permits for the Project shall not be delayed in the event that utility approvals are not obtained. Notwithstanding the foregoing, however, the Applicant shall continue to diligently pursue such approvals.

5.3 The Applicant shall reconstruct the streetscape of Manassas Drive shown on the GDP, including placing street lights and utilities underground, along its property boundary with Manassas Drive during the first Phase of its development. This improvement will be provided with the first phase of development of the Project.

6. TRANSPORTATION

6.1 The Applicant shall provide and construct the access points serving the Property to the public road as generally depicted on the GDP. All public road entrances and associated road improvements proffered or shown on the GDP may be adjusted as necessary to meet the road standards and plan approval requirements of the appropriate governmental entity having jurisdiction over the public road entrances and associated road improvements. Entrances may be modified in accordance with any approved waivers or modifications as approved by the City of Manassas Park. In this regard, the Applicant shall reconstruct the intersection of Broad Alley (future Liberty Street) with Manassas Drive in accordance with the design attached hereto as Exhibit B during the first Phase of its development as proffered hereinabove. Said public road entrances and shared access easements shall be provided on the first site plan for the Property.

6.2 Subject to final engineering and design considerations, the Applicant shall provide an inter-parcel vehicular travel aisle connection to the adjoining property to the northwest (labelled "non-exclusive travel way" on the GDP).

6.3 Reconstruction of Broad Alley as a two-way private drive/street, within a 26-foot wide non-exclusive easement, will be in accordance with applicable governmental regulations and constructed during the first phase of development of the Project.

By: _____
Ahmet Aksoylu, Manager

PROFFER STATEMENT
Artena Park Rezoning
RZ#22-03

ARTENA, LLC
9705 Liberia Avenue, Suite 299
Manassas, VA 20110



ARTEMA PARK - AKSOYLU PROPERTIES

MANASSAS PARK, VA 20111

COVER

A-01

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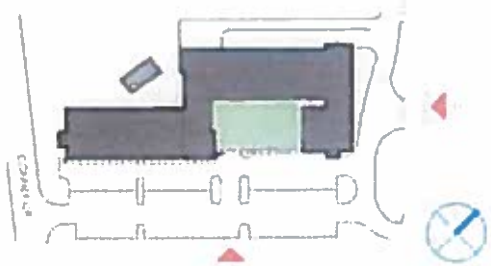
EXHIBIT A



ELEVATION 1



ELEVATION 2



ARTEMA PARK - AKSOYLU PROPERTIES

BUILDING ELEVATIONS

MANASSAS PARK, VA 20111

SCALE: 1/32" = 1'-0"

16' 32' 64'

A-11

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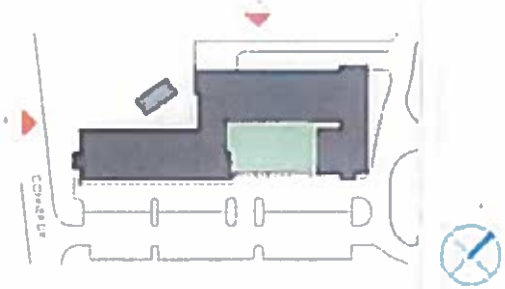
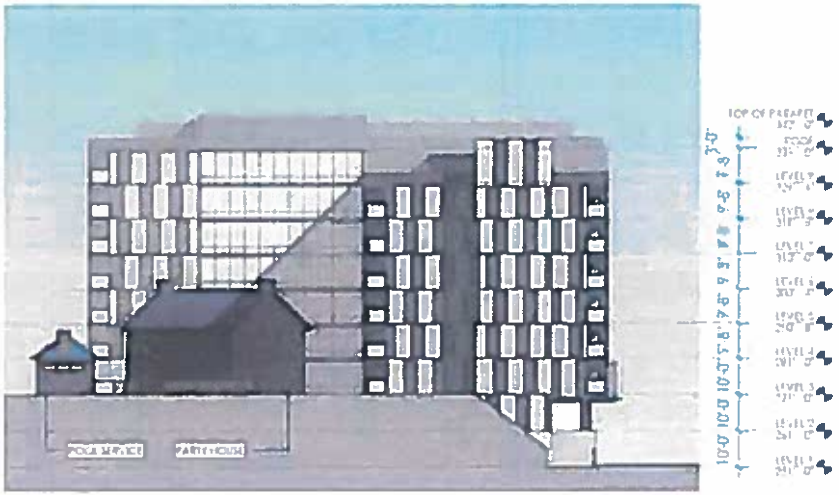
ELEVATION 3





ELEVATION 4

ARTEMA PARK - AKSOYLU PROPERTIES

MANASSAS PARK, VA 20111

BUILDING ELEVATIONS

A-12

SCALE: 1/32" = 1'-0"

16' 32' 64'

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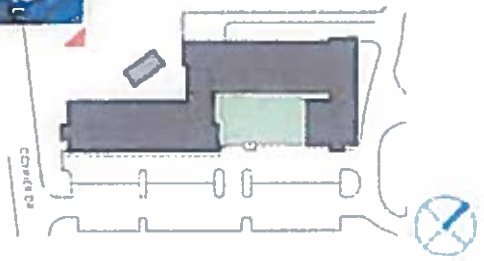

ARTEMA PARK - AKSOYLU PROPERTIES

MANASSAS PARK, VA 20111

FOR ILLUSTRATIVE PURPOSES ONLY

PERSPECTIVES

A-21

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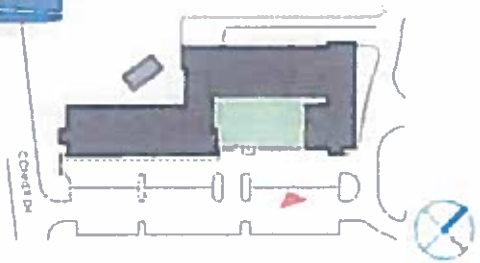

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PERSPECTIVES

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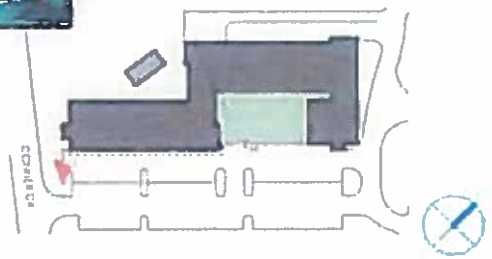

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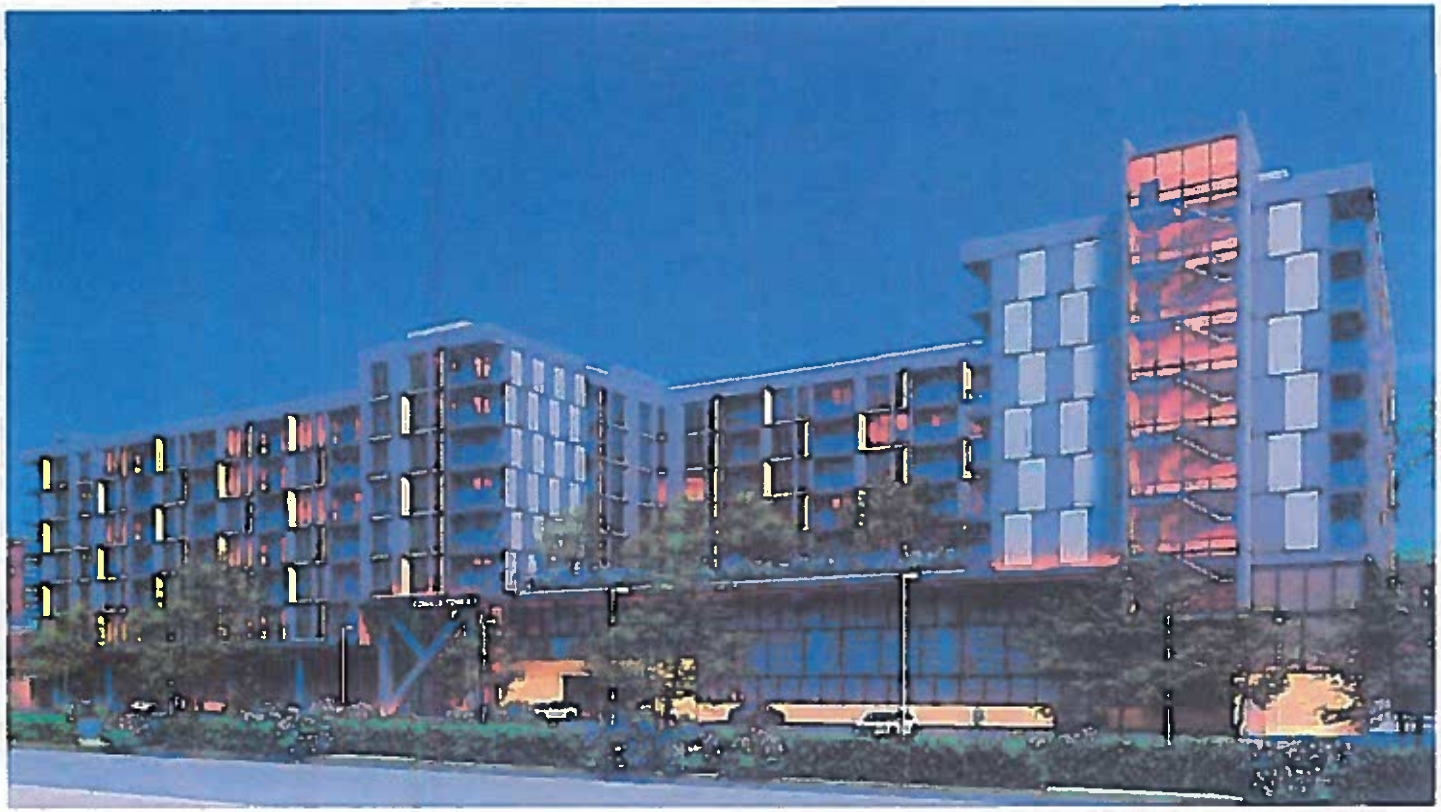

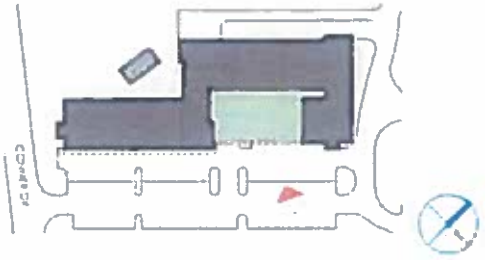

ARTEMA PARK - AKSOYLU PROPERTIES

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PERSPECTIVES

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