

# REZ #2020-07

# King's Landing

Planning Commission Public Hearing  
November 4, 2020



# Overview



- **Location:** 10201 and 10221 Godwin Drive
- **Request:** Rezone to R-3 Townhouses to allow a 28 unit townhome development
- **Parcel Size:**  $\pm 4.69$  (both parcels combined)
- **Zoning:** R-2 Single-Family Residential (Mid Density)
- **Comprehensive Plan:** Suburban Neighborhood



  
City of Manassas  
REZ #2020-0007  
Kings Landing  
10201 & 10221 Godwin Dr.

**Legend**

-  Kings Landing
-  Parcels

0 100 200 Feet

Map Created by:  
Department of Community Development  
Map Updated on: 10/29/2020

This map is intended for reference purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines, or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

# Background

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- 28 unit townhome development to replace existing single family detached residence
- Rezone from R-2 Single-Family Residential (Mid Density) to R-3 Townhomes proposed
- Proffers proposed to offset impacts and stipulate development conditions

# Location Map



# Analysis

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- Land Use:
  - Comprehensive Plan notes townhomes usually created through redevelopment of existing townhomes or apartments but flexibility intended through design guidelines
- Housing:
  - 28 proposed units (11 allowed by right and 17 allowed through rezone)
- Mobility:
  - Dedicated left and right turn lanes from Godwin to Hastings Drive to be created and benefits neighborhood
  - Sidewalk, bike lane, and internal pedestrian paths benefit residents and neighborhood
  - Traffic study not required due to size of development
- Building Elevations:
  - Elevations provided with proffers to regulate materials and design

# Proffers

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- Architectural and Engineering
- Landscaping
- Transportation and Parking
- Homeowner's Association
- Public Safety
- Parks and Recreation
- Construction Activity
- On-Site Amenities
- Utilities
- Miscellaneous

# Proffers



Proposed Per Unit Proffer Amounts and Comparison:

Impacted Facility	Original Applicant Proffer	Tischler-Bise Estimate	Difference between estimates	Revised Applicant Proffer (Original + 50% difference)
Public Safety	\$898	\$1472	\$574	\$1187
Fire and Rescue	\$440	\$868	\$428	\$654
Parks	\$124	\$854	\$730	\$489

Total Proposed Proffers:

Impacted Facility	Proffer Amount per Unit	Total Proffers
Public Safety	\$1,187	\$20,179
Fire and Rescue	\$654	\$11,118
Parks	\$489	\$8,313
<b>Total</b>	<b>\$2,330</b>	<b>\$39,610</b>

# Recommendation

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- The applicant's proposal, with the proposed proffers, sufficiently mitigates negative land use impacts on the existing patterns of development.
- Staff recommends APPROVAL of REZ #2020-07 as proffered.