

Agenda
City Council Economic/Community Development & Land Use Committee
City Hall, Second Floor Conference Room
Thursday, September 25, 2014

Members:

The Hon. Jonathan L. Way, Chairman
The Hon. Andrew L. Harrover
The Hon. Mark D. Wolfe

Staff Liaison:

Elizabeth S. Via-Gossman, AICP

5:30 pm

CALL TO ORDER
ROLL CALL

1. Adoption of Minutes of June 26 , 2014 1 minute
2. Zoning Ordinance Review Committee update on phase 1 of the comprehensive zoning ordinance update (Staff: Matthew Arcieri, Planning and Zoning Services Manager) 30 minutes
3. General Discussion on Using Proffers and Fees as Economic Development Tools vs Cost-Recovery Tools and Updating the City's Economic Opportunity Fund (Councilmember J. Way) 15 minutes
4. Consideration of a Resolution to Initiate an Update of the Old Town Parking Task Force Report approved in January, 2004 (Staff: Matthew Arcieri, Planning and Zoning Services Manager) 15 minutes
4. Consideration of a resolution authorizing a closed meeting on subjects in accordance with the amended Freedom of Information Act. Sec. 2.2-3711 A (3) Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, since discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the City (5) concerning a prospective business or industry or the expansion of an existing business or industry, since no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the City. (Staff: Liz Via-Gossman, Director, Community Development and Patrick Small, Director, Economic Development) 15 minutes
5. Land Use Committee Work Program and Pending Land Use Cases (Staff: Elizabeth S. Via-Gossman, Director) Information Only

LAND USE COMMITTEE

REGULAR MEETING MINUTES

Thursday, June 26, 2014
City Hall, 2nd Fl, 5:30 pm

DETERMINATION OF QUORUM

MEMBERS PRESENT: Councilmember Jonathan L. Way, Chair
Councilmember Mark D. Wolfe
Vice Mayor Andrew L. Harrover

MEMBERS ABSENT: None.

STAFF PRESENT: Elizabeth S. Via-Gossman, AICP, Liaison
W. Patrick Pate, City Manager
Matt Arcieri, Planning and Zoning Services Manager

GUESTS PRESENT: Coleman Rector, Chuck Rector, Kelly Atkinson, Jay DuVon, Chaid Baird, Josh Marshall, Jessica Pfeiffer

CALL MEETING TO ORDER

The meeting was called to order at 5:30 pm. A quorum was established.

Adoption of Minutes of May 22, 2014

Vice Mayor Harrover, seconded by Council Member Mark Wolfe, motion to approve the minutes of May 22, 2014. Motion Carried.

General Discussion on the City's Ordinances regarding Chickens

Mr. Arcieri presented his memo of June 20, 2014 regarding the City's current ordinances on keeping chickens for personal use. The City currently allows chickens and other domesticated farm animals at the discretion of the Chief of Police if certain conditions are met (performance standards). The City Manager has asked if this ordinance is more appropriately placed in the City's Zoning codes. Mr. Arcieri researched the issue and found that most jurisdictions regulate chickens through the zoning code. The committee directed Staff to include the issue in the update of the zoning ordinance with the same performance standards as currently included in the City Code.

General Discussion on the City's Economic Opportunity Fund (EOF)

Ms. Via-Gossman reviewed the past few years history of the City's EOF outlined in her memorandum of June 20, 2014. She also outlined possible improvements to the program such as more consistent and tighter performance agreements. No action was requested.

4.

Closed Session

Chairman Way moved at 6:35 pm that the Land Use Committee of the City Council convene in closed session to discuss subjects in accordance with the amended Freedom of Information Act, Virginia Code Sec. 2.2-3711 Paragraph A (5) Discussion concerning a prospective business or industry or the expansion of an existing business or industry, since no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the City; Vice Mayor Harrover Seconded. Included in the Closed Session were the Committee, City Manager and the Director.

Roll Call	
Chairperson Way	Y
Vice Mayor Harrover	Y
Councilmember Wolfe	Y

Council Member Way moved at 7:10 pm that the Land Use Committee of the City Council certify that, in the closed session just concluded, nothing was discussed except the matter (1) specifically identified in the motion to convene in closed session and 2) lawfully permitted to be discussed under the provisions of the Virginia Freedom of Information act cited in the motion.

Roll Call	
Chairperson Way	Y
Vice Mayor Harrover	Y
Councilmember Wolfe	Y

Land Use Committee Work Program and Pending Land Use Cases

There was no discussion of the work program.

ADJOURNMENT

Chairman Way moved to adjourn. **Seconded** by Councilmember Mark Wolfe. **Motion carried.** The regular meeting of the Land Use Committee adjourned at 7:12 p.m.

MEETING DATE: September 25, 2014 -- Land Use Committee

TIME ESTIMATE: 30 Minutes

AGENDA ITEM TITLE: Update on phase 1 of the comprehensive zoning ordinance update

DATE THIS ITEM WAS LAST CONSIDERED BY COUNCIL: March 10, 2014

SUMMARY OF ISSUE/TOPIC: City Council initiated phase 1 of this project, to update the zoning ordinance definitions and uses on March 10, 2014. Bruce Gross, Chairman of the Planning Commission's Zoning Ordinance Review Committee (ZORC) will present an update on the ZORC's progress to-date. To summarize:

- The ZORC completed the first work task (updated zoning definitions) on June 25, 2014.
- Work on the second task began on July 9th and is focused on the individual zoning districts (Article VIII). This task will be split into the following two parts:
 1. The uses permitted by-right and through approval of a special use permit in each district; and
 2. The accompanying text changes to each district.
- ZORC remains on schedule to complete its work and to begin full Planning Commission review in November and December.

STAFF RECOMMENDATION: Informational Only.

BOARD/COMMISSION/ COMMITTEE:

RECOMMENDATION: Approve Disapprove Reviewed See Comments

CITY MANAGER: Approve Disapprove Reviewed See Comments

COMMENTS:

DISCUSSION (IF NECESSARY): See attached for the current schedule. The current draft of Article VIII is also included with the agenda package as a separate item.

BUDGET/FISCAL IMPACT:

STAFF: Matthew Arcieri, Planning and Zoning Services Manager

6.

ZONING ORDINANCE UPDATE: PHASE 1 SCHEDULE
TIMELINE: *Approx. 9 Months to Begin City Council Review*
REVISED: *September 11, 2014*

CITY COUNCIL INITIATION – 3/10/14 *COMPLETED*

STAKEHOLDER GROUP MEETINGS: April and May *COMPLETED*

ZORC TASK 1*: DEFINITIONS ARTICLE II *TASK 1 COMPLETED*

1. Organizational Meeting – 3/19/14
2. Institutional/Assembly Definitions – 4/9/14
3. Institutional/Assembly Definitions – 4/23/14
4. Commercial Definitions – 5/14/14
5. Commercial & Residential Definitions – 5/21/14
6. Industrial, Airport & Temporary Use Definitions – 6/11/14
7. Miscellaneous Technical Changes and Final Review of Article II and III – 6/25/14

LUC UPDATES: In Process Review of Schedule with ZORC – 5/22/14 *COMPLETED*

ZORC TASK 2*: USES

1. Uses Overview – 7/9/14 *COMPLETED*
2. Article VIII Overview – 9/11/14 *COMPLETED*
3. Article VIII Review – 9/24/14 *COMPLETED*
4. Article VIII Review – 10/8/14
5. Article VIII Review – 10/22/14
6. Wrap-Up and Final Review of Draft Article VIII and IX – 11/12/14
7. PC Worksession – 11/19/14

PC PUBLIC HEARING: 12/3/14**

LUC UPDATE: In Process Review of Schedule with ZORC – 9/25/14
Review of Draft Ordinance – 12/18/14

CITY COUNCIL PUBLIC HEARING(S) & ADOPTION: January/February 2015

***PLANNING COMMISSION MAY SCHEDULE ADDITIONAL ZORC MEETINGS AS NEEDED**

****PLANNING COMMISSION HAS 100 DAYS FROM 1st MEETING TO PROVIDE RECOMMENDATION TO CITY COUNCIL (*Code of Virginia Sec. 15.2-2285*)**

PC = Planning Commission

ZORC = Planning Commission Zoning Ordinance Review Committee

LUC = City Council Economic/Community Development & Land Use Committee

MEETING DATE: September 25, 2014 – Land Use Committee

TIME ESTIMATE: 15 Minutes

AGENDA ITEM TITLE: General Discussion on Using Proffers and Fees as Economic Development Tools vs Cost-Recovery Tools and Updating the City's Economic Opportunity Fund

DATE THIS ITEM WAS LAST CONSIDERED BY COUNCIL:

SUMMARY OF ISSUE/TOPIC: Chairman Way has asked for this item to discuss whether proffers and certain fees should be used as tools for economic development.

STAFF RECOMMENDATION: Informational Only.

BOARD/COMMISSION/ COMMITTEE:

RECOMMENDATION: ___ Approve ___ Disapprove ___ Reviewed ___ See Comments

CITY MANAGER: ___ Approve ___ Disapprove ___ Reviewed ___ See Comments

COMMENTS:

DISCUSSION (IF NECESSARY): Attached are the following documents:
1. Current Proffer Amounts
2. Current Economic Opportunity Fund Policy

BUDGET/FISCAL IMPACT:

STAFF: Elizabeth S. Via-Gossman, AICP, Director, Community Development
Patrick Small, CECcD, Economic Development

8.

CITY OF MANASSAS: SUMMARY OF REQUESTED MONETARY PROFFER AMOUNTS

		ORIGINAL AMOUNT (3/05 DRAFT)	DEBT SERVICE CREDIT	CITY AMOUNT (EFFECTIVE 1/1/06)	PWC AMOUNT (EFFECTIVE 7/1/14)*
SINGLE-FAMILY DETACHED					
SERVICE	SCHOOLS	\$14,860	\$1,359	\$13,501	\$20,694
	TRANSPORTATION	\$10,904	\$963	\$9,941	\$16,780
	PUBLIC SAFETY	\$1,818	\$833	\$985	\$1,053
	PARKS	\$68	\$0	\$68	\$5,591
	TOTAL SINGLE-FAMILY DETACHED	\$27,650		\$24,495	\$44,118
SINGLE-FAMILY ATTACHED (INCLUDES TOWNHOUSES/DUPLEX)					
SERVICE	SCHOOLS	\$16,275	\$795	\$15,480	\$17,489
	TRANSPORTATION	\$9,586	\$601	\$8,985	\$15,425
	PUBLIC SAFETY	\$1,767	\$550	\$1,217	\$974
	PARKS	\$66	\$0	\$66	\$5,144
	TOTAL SINGLE-FAMILY ATTACHED	\$27,694		\$25,748	\$39,032
MULTIFAMILY (CONDOMINIUM)					
SERVICE	SCHOOLS	\$6,133	\$626	\$5,507	\$10,300
	TRANSPORTATION	\$6,458	\$500	\$5,958	\$11,371
	PUBLIC SAFETY	\$1,136	\$267	\$869	\$718
	PARKS	\$42	\$0	\$42	\$3,792
	TOTAL MULTIFAMILY (CONDO)	\$13,769		\$12,376	\$26,181
MULTIFAMILY (APARTMENTS)					
SERVICE	SCHOOLS	\$5,425	\$626	\$4,799	N/A
	TRANSPORTATION	\$6,458	\$500	\$5,958	N/A
	PUBLIC SAFETY	\$1,136	\$267	\$869	N/A
	PARKS	\$42	\$0	\$42	N/A
	TOTAL MULTIFAMILY (APTS.)	\$13,061		\$11,668	N/A

*PWC PUBLIC SAFETY INCLUDES
FIRE AND RESCUE ONLY

City of Manassas
Economic Opportunity Fund Policy

Purpose:

The Economic Development Opportunity Fund is to be used to attract and retain economic development prospects and secure the expansion of existing industry and businesses in the City of Manassas. The Economic Opportunity Fund Policy is to generally guide disbursement of those funds by Staff and the City Council's Community /Economic Development and Land Use Committee pursuant to a budget and appropriation by the Manassas City Council of the fund.

Business Type:

Any business or organization that, in the opinion of the City, advances the City's strategic goals identified in the most recently adopted Economic Development Strategic Plan, the City's Comprehensive Plan and any other relevant policy documents of the Manassas City Council.

Criteria for Qualification:

Eligibility will be based on a combination of the following factors:

1. Number of new full-time jobs created
2. Prevailing average wage of employees
3. Amount of private money spent on real estate improvements, the purchase of personal property and the purchase of inventory
4. The square footage size of the building or buildings
5. Location of the project within an area of interest or sector plan
6. Contribution to the goals outlined in the City's Economic Development Strategic Plan and Comprehensive Plan

New businesses shall be ranked on the number of new jobs equal to the prevailing average wage of the area within two years and the capital investment in real property, tangible property or machinery and tools through the purchase of a building or a 5 year lease or more.

Existing businesses shall be ranked on the number of new jobs equal to the prevailing average wage of the area within two years and the capital investment in real property, tangible property or machinery and tools through the purchase of a building or a 5 year lease or more.

Projects within the Arts and Tourism District shall positively contribute to the spectrum of arts and cultural activities and venues available to the public and/or provide goods, services or activities for visitors to the downtown including City residents.

Area:

Within the corporate limits of the City of Manassas

Funds can be applied to:

Reduction of permit fees paid to the City of Manassas
Reduction of building permit fees to the City of Manassas
Reduction of taxes paid to the City of Manassas
Site preparation and/or infrastructure improvements
Site acquisition
Construction or build-out costs of the building, including renovation
Capital equipment purchases
Engineering studies
Other items deemed acceptable by the City Council

Funds cannot be applied to:

Under no circumstances shall the funds be used, directly or indirectly, to pay or guarantee the payment for any rental, lease, license, or other contractual right to the use of a property.

Other

The City shall provide grants and commitments from the fund in an amount not to exceed the dollar amount budgeted and appropriated by the City Council and contained in the Fund. The granting of funds shall be at the sole discretion of the Manassas City Council through the Council's Economic/Community Development and Land Use Committee based upon the general guidance of this policy.

A Performance Agreement may be required to include the date of the private investment, jobs and/or other commitments are to be achieved or initiated. The City Council Economic/Community Development and Land Use Committee may grant the business an extension if deemed appropriate but the business must apply for the extension and state the reason for their requests.

AGENDA STATEMENT

PAGE NO. 11

ITEM NO. 4

MEETING DATE: September 25, 2014 – Land Use Committee

TIME ESTIMATE: 15 Minutes

AGENDA ITEM TITLE: Old Town Parking Task Force Update

DATE THIS ITEM WAS LAST CONSIDERED BY COUNCIL: February 2, 2004

SUMMARY OF ISSUE/TOPIC: Several recent changes in available public parking in the historic downtown, including the termination of city-leased parking lots, streetscape enhancements and construction of the new Baldwin Elementary/Intermediate School have or potentially will reduce available public parking. Staff recommends that the City Council reestablish the Old Town Parking Task Force to provide recommendations for 1) short-term improvements to current public parking availability based on the original study and any new viable opportunities the Task Force develops and 2) to update recommendations for the construction and operation of a parking structure in the historic downtown on the north side of the railroad tracks.

STAFF RECOMMENDATION: Recommend adoption of attached resolution to re-establish the Old Town Parking Task Force at the October 27, 2014 City Council meeting.

BOARD/COMMISSION/ COMMITTEE:

RECOMMENDATION: Approve Disapprove Reviewed See Comments

CITY MANAGER: Approve Disapprove Reviewed See Comments

COMMENTS:

DISCUSSION (IF NECESSARY): See attached for a parking inventory and a draft resolution.

BUDGET/FISCAL IMPACT:

STAFF: Matthew Arcieri, Planning and Zoning Services Manager

12.

Parking Inventory - Old Town Parking

Lot	Total Spaces	Blue Permit Parking (OT Businesses & Residents)	Commuter Parking Available (VRE)	General Parking ⁽¹⁾
VRE/City Parking Deck	532		319	213
Lot A-Pavilion Lot (Remainder of Old Gazebo Lot)	16	11		5
Lot B (Water Tank Lot) ⁽²⁾	68	52		
Lot C (Depot Lot) ⁽²⁾	57			57
Lot D (Prince William Lot)	277		277	
Lot F (Main and Prince William)	65	33	32	
Lot G (Hero's Lot)	44			44
Lot H (7-11 Lot)	26	17		9
Lee Avenue	24	12		12
Commuter Parking on Prince William Street	58		48	10
Lot I (Lease Journal Messenger) ⁽³⁾	81	20		61
Museum Parking on Prince William Street	21			21
TOTAL SPACES MAY 2010	1269	145	676	432
TOTAL SPACES IN 2000	648	99	400	149
% INCREASE IN SPACES	95.8%	46%	69%	189%

⁽¹⁾ Parking Time Limited.

⁽²⁾ Includes 21 Spaces Designated For Amtrak And Visitor Center (10 Amtrak; 6 HMI Staff Lot B and 5 (30 Min.) Lot C).

⁽³⁾ Total 81 Spaces, 20 Reserved For Journal Messenger.

⁽⁴⁾ Old Town On-Street parking 122 spaces

Note: Numbers Do Not Include Parking Spaces At City Hall (Approx 120 spaces).

April 4, 2008
Revised May 21, 2010

MOTION: _____

**October 27, 2014
Regular Meeting
Res No. R-2015-xx**

SECOND: _____

RE: Old Town Parking Task Force Update

WHEREAS, the Manassas City Council established an Old Town Parking Task Force in 2003 which met and provided recommendations to improve current public parking availability and anticipate future parking needs in and near the historic downtown; and

WHEREAS, the Old Town Parking Task Force provided a final report on January 26, 2004 which provided recommendation for parking improvements through FY06 and future recommendations regarding construction of a parking structure on the north side of the railroad tracks; and

WHEREAS, construction of the VRE parking structure in 2008 and many of the recommendations of the Old Town Parking Task Force have been implemented, resulting in a doubling of available public parking in the historic downtown between 2000 and 2010; and

WHEREAS, several recent changes in available parking including the termination of city-leased parking lots, streetscape enhancements and construction of the new Baldwin Elementary/Intermediate School have or potentially will reduce available public parking; and

WHEREAS, these changes represent an opportunity to comprehensively review and update the Old Town Parking Task Force recommendations to address emerging and future public parking issues in the historic downtown.

NOW, THEREFORE, BE IT RESOLVED that the Manassas City Council hereby does re-establish the Old Town Parking Task Force in regular session this 27th day of October, 2014.

BE IT FURTHER RESOLVED, that The Old Town Parking Task Force shall consist of six members. Four members shall be property owners or operate a business in the historic downtown, one member shall represent the Old Town Business Association and one member shall represent Historic Manassas Inc. City staff from the Department of Community Development and the Department of Public Works shall support the work of the Task Force as needed.

BE IT FURTHER RESOLVED, that The Old Town Parking Task Force shall review the original study and provide final recommendations no later than {date} and shall include in its final recommendations:

MEETING DATE: September 25, 2014 – Land Use Committee

TIME ESTIMATE: 15 Minutes

AGENDA ITEM TITLE: Consideration of a resolution authorizing a closed meeting on subjects in accordance with the amended Freedom of Information Act. Sec. 2.2-3711 A (3) Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property known as Manassas Gateway since discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the City and (5) concerning a prospective business or industry or the expansion of an existing business or industry, since no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the City.

DATE THIS ITEM WAS LAST CONSIDERED BY COUNCIL:

SUMMARY OF ISSUE/TOPIC: The City has received a letter of interest from a developer for the development of Manassas Gateway Business Park and the purpose of this closed session is to update the Committee on discussions between the Staff, the developer and a prospective business.

STAFF RECOMMENDATION: For Discussion Only

BOARD/COMMISSION/ COMMITTEE:

RECOMMENDATION: Approve Disapprove Reviewed See Comments

CITY MANAGER: Approve Disapprove Reviewed See Comments

COMMENTS:

DISCUSSION (IF NECESSARY):

BUDGET/FISCAL IMPACT:

STAFF: Elizabeth S. Via, AICP, Director, Community Development
Patrick Small, CEcD, Director, Economic Development

MOTION FOR CONVENING CLOSED MEETING

(requires recorded roll call vote)

I move that the Land Use Committee of the City Council convene in closed session to discuss the acquisition or disposition of publically held property at Manassas Gateway of which a discussion in open meeting would adversely affect the bargaining position or negotiating strategy of the City, and concerning a prospective business or businesses since no previous announcement has been made of the business' interest in locating or expanding in the City as permitted by Virginia Code 2.2-3711 Paragraph A (3) and (5) for which the Virginia Freedom of Information Act permits discussion in closed session.

CERTIFICATION MOTION AFTER RECONVENING IN PUBLIC SESSION

(requires recorded roll call vote)

I move that the Land Use Committee of the City Council certify that, in the closed session just concluded, nothing was discussed except the matter (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed under the provisions of the Virginia Freedom of Information act cited in the motion.

MEETING DATE: September 25, 2014 – Land Use Committee

TIME ESTIMATE: Information Only

AGENDA ITEM TITLE: Land Use Committee Work Program and Pending Land Use Cases

DATE THIS ITEM WAS LAST CONSIDERED BY COUNCIL: Provided regularly.

SUMMARY OF ISSUE/TOPIC: The Staff maintains an ongoing status report of committee projects, inquires, and other items. A second report has been added showing land use development application cases that have been submitted and are in the process of review.

STAFF RECOMMENDATION: Information Only

BOARD/COMMISSION/ COMMITTEE:

RECOMMENDATION: Approve Disapprove Reviewed See Comments

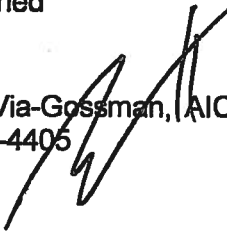
CITY MANAGER: Approve Disapprove Reviewed See Comments

COMMENTS:

DISCUSSION (IF NECESSARY): See Attached.

BUDGET/FISCAL IMPACT: To be determined

STAFF: Elizabeth S. Via-Gossman, AICP, Director, Community Development (703) 257-8224 and (571) 259-4405



City Council Land Use Committee (LUC) – Project Status FY14

June 20, 2014

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Issue/Project/ Priority	Date Initiated/ Key Dates	Date Due	Staff Assigned	Description	Status
HIGH PRIORITY					
Comprehensive Zoning Update (Phase 1) ZTA 2014-02	3/10/2014	12/31/2014	M. Arcieri, M. Brim	Update of ZO definitions and what uses are in what districts.	ZTA initiation by CC proposed for 3/10/2014 – Project Underway – Update LUC 5/22/14 Update LUC 9/25/14
Downtown Small Area Plan incl. School, Museum, Library	7/1/13 (CC PIP)	5/31/14	Via-Gossman	Identify development opportunities, costs for public facilities, traffic impacts and demographics for downtown area south of Prince William to Wellington Road	In-progress.
Housing and Redevelopment Strategies	7/1/13 (CC PIP)	4/24/14	Via-Gossman, Wilson- Sogunro	Identify opportunities for residential redev; recommendations for strengthening HOA's and encouraging reinvestment – including reviewing code enforcement.	Code Enforcement Memo COMPLETE and Housing and Redevelopment Strategies in progress

City Council Land Use Committee (LUC) – Project Status FY14

June 20, 2014

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Issue/Project/ Priority	Date Initiated/ Key Dates	Date Due	Staff Assigned	Description	Status
MEDIUM PRIORITY					
Hospital Sector Plan	5/23/2013	TBD	Brim	Bring back Hospital Sector Plan with changes.	On-hold pending action by LUC to bring back the plan.
Evaluation of the City's internal business practices.	7/1/13 (CC PIP)	TBD	Collins	Review for "ease of doing business"	To be initiated.

City Council Land Use Committee (LUC) – Project Status FY14
June 20, 2014
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Issue/Project/ Priority	Date Initiated/ Key Dates	Date Due	Staff Assigned	Description	Status
LOW PRIORITY					
Airport Zoning District	N/A	N/A	M. Arcieri	Creation of a specific zoning district for the Airport.	Draft submitted and being phased in with zoning ordinance comprehensive update.
Gateway Enhancements and Signage	7/1/13 (CC PIP)		DPW Staff	Recommendations for low cost gateway and signage enhancements	Gateway signage installation underway (finalizing fiber).
Lake Manassas	7/30/13 J. Way	N/A	Utilities Staff	Open Lake M to recreational uses	This is being staffed through Utilities and the Utilities Commission.

COMPLETED

Issue/Project/ Priority	Staff Assigned	Description/Disposition
Worksession on Comprehensive Overhaul of City Zoning Ordinance; Proffers and Koontz Decision	Arcieri	Staff presentation 2/3/14 on process, issues and possible costs – include issues such as tents and temp structures, uses, window signs, food trucks, reorganization impacts, performance standards, waterfall, design controls, etc.; CC action directed Staff to proceed with Phase 1 to update definitions and uses. See ZTA 2014-02
Downtown Sector Plan Update and Review of Strategies	Russell	Staff presentation on status of downtown section plan, next project potentially the survey and conceptual design of Grant Ave from Lee Avenue to Wellington Road, incorporated into the CIP; also small planning study of development opportunities south of Prince William Street.
Site Location Study for Public Safety Facility	Via-Gossman	Study completed and provided to CM for CIP.
Code Enforcement Overview	Via-Gossman	Memorandum provided to the City Manager/Council June, 2014
School Partnerships Overview	Wilson-Sogumro	Memorandum provided to the City Manager/Council June, 2014; monthly updates to be provided to the City Manager and Superintendent
Neighborhood Parking Districts	DPW Staff	Ordinance amendments to parking districts completed.

City Council Land Use Committee (LUC) – Pending Land Use Cases
 September 25, 2014

Planning Commission:

Case Name	Date Submitted	Staff Assigned	Address/ Description	Status
REZ-14-02; Manassas Station	1/15/14	Brim	9002/9004 Prince William Street; Rezone ±3.5 acres from I-1/HOD to B-3.5/HOD with proffers for 140 multifamily residential units	Application accepted: 3/26/14 PC recommended denial: 7/2/14 CC hearing: 10/20/14
REZ-14-04 & SUP-14-05; New Baldwin Elementary/ Intermediate School	3/28/14	Brim	Prince William Street and Tudor Lane; SUP for new elementary and intermediate school; and rezone a portion of the site from R-2-S to B-3.5 with proffers	Application accepted: 3/31/14 PC recommended approval: 7/2/14 CC approved: 8/12/14
REZ-14-03 & SUP-14-06; Manassas Muslim Assoc.	4/11/14	Brim	9059 Euclid Avenue; Rezone ±10 acres from I-2 to I-1, with proffers & SUP for place of worship and school	Application accepted: 4/15/14 PC recommended approval: 6/4/14 CC approved: 8/11/14
REZ-14-05; Old Town Heights	6/12/14	Brim	9009 Church Street; Rezone ±0.85 acres from B-3/HOD to B-3.5/HOD with proffers for 94 multifamily residential units & 3,500 sq. ft. retail	Application accepted: 6/16/14 PC deferred: 9/3/14 PC hearing: 10/1/14
SUP-14-08; Convenience Car Care	6/30/14	Brim	9145 Centerville Road; SUP amendment to permit more than one motor vehicle sales use	Application accepted: 7/2/14 PC recommended approval: 8/6/14 CC hearing: 9/15/14 CC action: 9/22/14
SUP-15-01; Red Line Auto Tire Center	8/11/14	Brim	9041 Liberia Avenue; SUP for motor vehicle service	Application accepted: 8/12/14 PC hearing: 10/1/14

Board of Zoning Appeals:
 No Cases Pending