



Department of Community Development
Planning & Development

TO: _____ City Land/Zoning Department, Ben Walker/Greg Bokan
_____ City Building Department, Eric Lowe
_____ City Utility Department (Electric), Kevin Shriver
_____ City Engineering Department, Lance Kilby
_____ City Engineering Department (Stormwater), John Keenan
_____ City Fire Marshal, James Hartnett
_____ City Parks, Culture & Recreation, Christen Fox/Mary Helen Dellinger
_____ City Police Department (CPTED), Amilcar Barahona
_____ Manassas Regional Airport, Richard Allabaugh
_____ Prince William County – Planning Department

FROM: **Matt Arcieri, Assistant City Manager/Director of Planning & Community Development**

DATE: **March 4, 2024**

RE: **SUP #2024-0001 and REZ #2024-0002 Jennie Dean Elementary School; 9601 Wellington Rd & 9913 Godwin Dr**

The attached special use permit and rezoning request is forwarded to you for your recommendations/comments. Your response will be provided to the applicant and addressed in the Community Development Department's staff report. All comments should go into Energov under SUP #2024-0001.

- ❖ To amend special use permit for the construction of a new Jennie Dean Elementary School (900 students), located at 9601 Wellington Rd, zoned R-1 (low density, single-family residential) and AOD. Additionally, rezone 28.78 acres of Dean Park located at 9913 Godwin Dr from I-2 (heavy industrial) and AOD to R-1 (low density, single-family residential) and AOD for the purpose of implementing the Comprehensive Plan by eliminating heavy industrial zoning throughout the City. Both properties are located in the Suburban Neighborhood Character Area of the 2040 Comprehensive Plan.

Please use EnerGov to submit your comments by **March 15, 2024**. Reviewers without Energov access should submit their comments to avalle@manassasva.gov.



CITY OF MANASSAS, VIRGINIA

Community Development • 9800 Godwin Drive, Manassas, VA 20110 • 703-257-8223

SUP #: _____

DATE: _____
(Completed by City Staff)

SPECIAL USE PERMIT APPLICATION

Site Address: _____ Manassas, VA 20110
Street

Tax Map No(s): _____

Site Acreage: _____ Zoning District: _____

Comprehensive Plan Designation: _____

Proposed Use: _____

This is an amendment to existing SUP #: _____

APPLICANT

OWNER

(Leave Blank if Same as Applicant)

Name (Please Print)

Name

Signature

Company

Address

Address

City State Zip Code

City State Zip Code

Phone # Fax #

Phone # Fax #

E-mail Address

E-mail Address



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APPLICANT

OWNER

(Leave Blank if Same as Applicant)

Name (Please Print)

Name

Signature

Company

Address

Address

City State Zip Code

City State Zip Code

Phone # Fax #

Phone # Fax #

E-mail Address

E-mail Address



CITY OF MANASSAS, VIRGINIA

Community Development · 9800 Godwin Drive, Manassas, VA 20110 · 703-257-8223

REZ #: _____

DATE: _____
(Completed by City Staff)

REZONING APPLICATION

Site Address: _____ Manassas, VA 20110
Street

Tax Map No(s): _____

Site Acreage: _____ Zoning District: _____

Comprehensive Plan Designation: _____

Proposed Zoning: _____

This is a proffer amendment to existing REZ #: _____

APPLICANT

OWNER

(Leave Blank if Same as Applicant)

Name (Please Print)

Charles W. Kern

Signature

Address

City State Zip Code

Phone # Fax #

E-mail Address

Name

Company

Address

City State Zip Code

Phone # Fax #

E-mail Address