



CITY OF MANASSAS, VIRGINIA

Community Development • 9027 Center Street, Manassas, VA 20110 • 703-257-8223

SUP #: _____

DATE: _____
(Completed by City Staff)

SPECIAL USE PERMIT APPLICATION

Site Address: 9650 Shannon Lane _____ Manassas, VA 20110
Street

Tax Map No(s): 090-12-00-B _____

Site Acreage: 4.82 _____ Zoning District: R-2-S _____

Comprehensive Plan Designation: Suburban Neighborhood _____

Proposed Use: Public Facility - Fire & Rescue Station #21 _____

This is an amendment to existing SUP #: _____

APPLICANT

OWNER (Leave Blank if Same as Applicant)

Fire Chief, Rob Clemons

Name (Please Print)

Name

Signature

Company

9324 West Street, Suite 103

9324 West Street, Suite 103

Address

Address

Manassas _____ VA _____ 20110

Manassas _____ VA _____ 20110

City State Zip Code

City State Zip Code

703-257-8458 _____ 703-257-2403

703-257-8458 _____ 703-257-2403

Phone # Fax #

Phone # Fax #

rclemons@ci.manassas.va.us

rclemons@ci.manassas.va.us

E-mail Address

E-mail Address



City of Manassas
SUP #2017-03
Fire & Rescue
Station 21

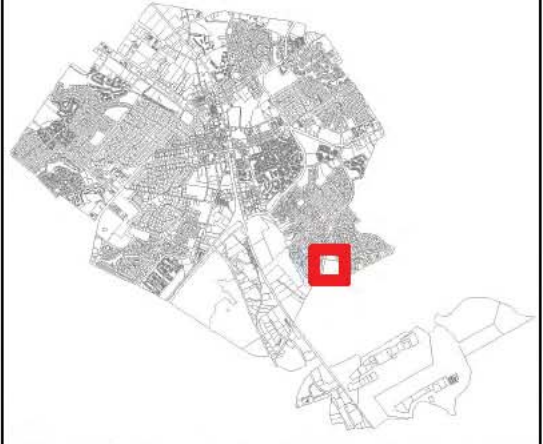
Legend

-  Special Use Permit Area
-  Parcels

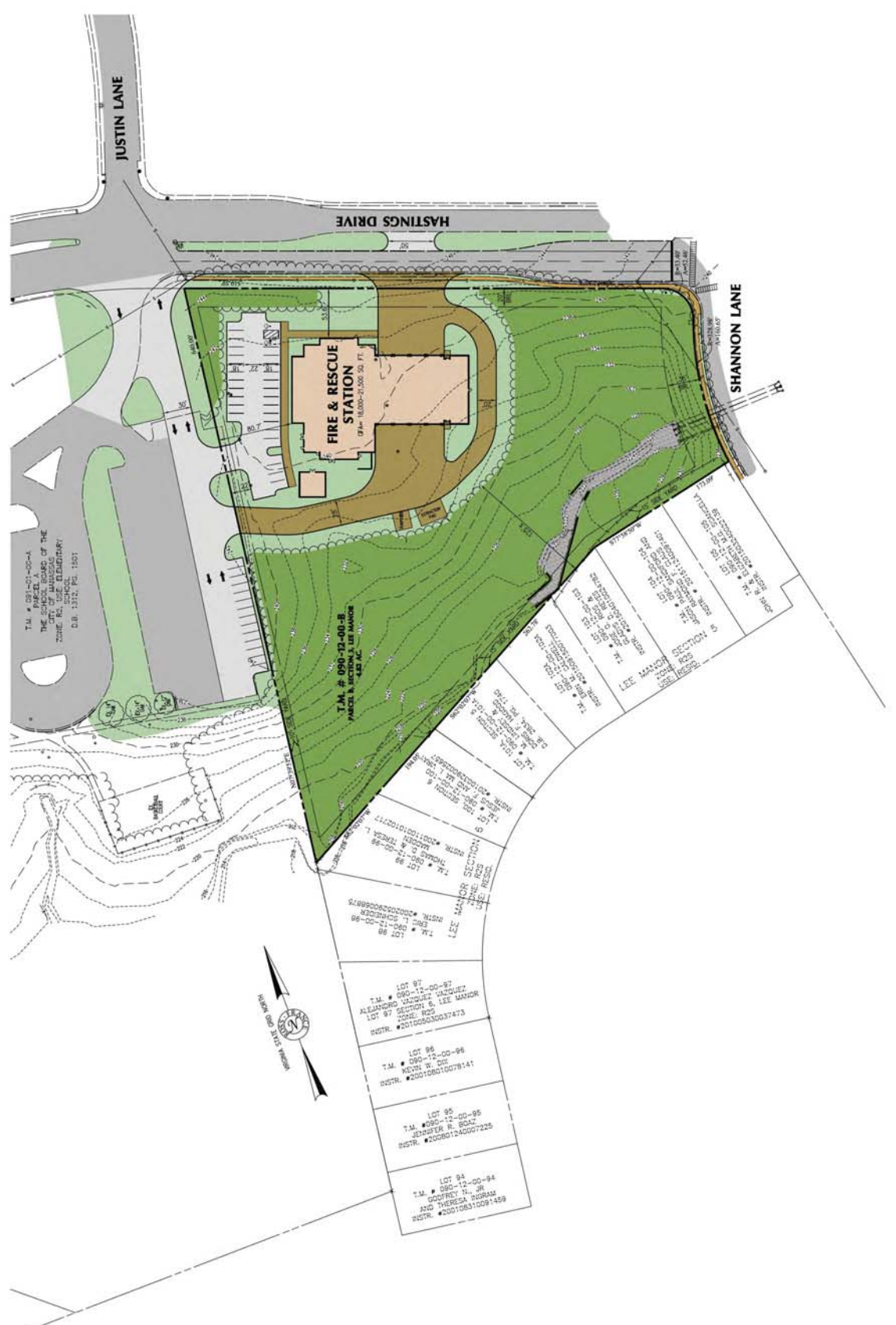


0 100 200 Feet

Map Created by:
Department of Community Development
Map Updated on: 3/6/17



DATE	BY	REVISION





CITY OF MANASSAS FIRE AND RESCUE DEPARTMENT

9324 West Street, Suite 103
Manassas, VA 20110
(703) 257-8458 FAX (703) 257-2403

FIRE RESCUE CHIEF
Rob Clemons

MAYOR
Harry J. Parrish II

CITY COUNCIL
Marc T. Aveni, Vice Mayor
Sheryl L. Bass
Ken D. Elston
Ian T. Lovejoy
Pamela J. Sebesky
Mark D. Wolfe

CITY MANAGER
W. Patrick Pate

Public Facility Review and Special Use Permit #2017-03, Fire & Rescue Station #21 Project Narrative

Overview

The City of Manassas proposes to construct a fire and rescue station on a ±4.82 acres site zoned R-2-S (Small Lots, Single Family Residential) and AOD (Airport Impact Overlay District). Public facilities, including a fire station, are permitted in this zoning district subject to an approved special use permit.

The site is owned by the City of Manassas and is currently used as Lee Manor Park consisting of three tennis courts and passive open space. The site is located at the intersection of Hastings Drive and Shannon Lane. Access is currently shared with the Round Elementary School's eastern parking area.



Figure 1. Project Site

Service and Operations

Over the past 20+ years, several public safety studies have determined the need for a new fire and rescue station in the southern side of the City, as the location of the two existing stations creates duplication of coverage area. The proposed location extends service coverage consistent with the Comprehensive Plan's goal of providing enhanced 4.0-minute response times to the central and southern portions of the City (Strategy 7.2.3 and Appendix D, Page D-29).

The fire station operations are 24 hours per day, 7 days per week. The new station will be designed to house up to 19 personnel working in three 24-hour shifts. When the station opens there will be eight career firefighters working there, plus two to three volunteers possibly working on nights and weekends. The additional capacity is designed to allow for future growth. Initially the station will house Rescue Engine 521, Medic 521, and Battalion Chief 582, plus Ambulance 521 if the volunteers staff a unit on nights and weekends.

Land Use

The Comprehensive Plan for the City designates the subject property as "Suburban Neighborhood." The Plan recognizes that "low-density residential, civic, and recreational uses are the predominant uses" within the Suburban Neighborhood character area. As a civic use, the proposed fire station is considered appropriate within this character area, and the proposed location along a collector road is consistent with the design principles for this area. The proposed design will also recognize the focus priority of the character area to preserve residential scale architecture and neighborhood character.

Additionally, Hastings Drive is designated within the "Gateways and Corridors" character area of the Comprehensive Plan, which prioritizes community character and aesthetics. As such, the proposed fire station will be oriented toward Hastings Drive and will incorporate landscaping, parking lot buffers, and enhanced sign controls along this corridor.

Mobility & Impacts to Round Elementary School Entrance

Site access is proposed from Hastings Drive, as shown in Figure 2 below. Hastings Drive is 4-lane divided roadway, classified as a minor arterial, with an Annual Average Daily Traffic (2015) of 5,100 vehicles. For comparison purposes, the City's existing fire station exits onto Centreville Road, which is an undivided 4-lane road with an AADT of 29,000 vehicles.

School pickup and drop off is being considered in both the layout of the site and operational planning. In order to limit conflicts between the existing school and fire station, the shared entrance with Round Elementary School will be widened and improved and will be limited to use by staff/visitors and only emergency vehicles *returning* to the station. Emergency vehicles exiting the site will not use the shared entrance with the school. The fire station will have a separated emergency exit directly onto Hastings Drive and a median break will be constructed for left-turn movements from the site. Pavement markings to warn vehicles not to block the

intersection and an emergency advisory signal is also under consideration at this exit to warn traffic and help to minimize the use of vehicle-mounted air horns/sirens when exiting the site.



Figure 2. Site Access Considerations

Parking

The main parking lot is planned between the proposed fire station and the existing school parking area with access proposed via an existing shared entrance with the elementary school. The main parking lot will have a separate entrance and exit from the emergency vehicle entrance.

Impacts to Lee Manor Park

Concurrent with the construction of the fire station the tennis courts will be relocated to the southwest side of the elementary school on adjacent city-owned property at 10231 Godwin Drive. Additional upgrades to the existing site entrance, parking lot, and recreation facilities are also being considered.

Environmental

Development is planned in an environmentally sensitive manner. The site design minimizes required tree clearing and impervious surfaces by utilizing the footprint of the existing tennis courts and sharing access with Round Elementary School. Tree canopy is expected to meet or exceed the (20%) requirement of the zoning ordinance. In addition, parking lot and building foundation landscaping will be provided in accordance with the requirements of the zoning ordinance and DCSM.

Noise Impacts

Mitigations for noise under consideration include the installation of an emergency advisory signal to minimize the use of vehicle-mounted air horns/sirens when exiting the site and limitations on outside testing of equipment overnight and use of exterior speakers.

In addition to the potential mitigations under consideration, when responding to an emergency it is important to note that emergency vehicle operators must always exercise “due regard” for the safety of others and minimize the use of lights and sirens except in a true emergency.¹

Lighting

All site lighting will be designed to comply with the City’s DCSM requirements. Exterior lighting fixtures will be directed and shielded downward and inward to prevent illumination of adjacent properties.

¹ <http://www.firehouse.com/article/10545016/operations-back-to-basics-true-emergency-and-due-regard>