

**NOTICE OF PUBLIC HEARING
CITY OF MANASSAS PARK, VIRGINIA**

Notice is hereby given that the Governing Body of the City of Manassas Park will hold a public hearing on **Tuesday, September 15, 2026 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#2026-01**, RST Development, to consider changing the zoning district of 6.67 acres of land, addressed as 8503 and 8505 Euclid Avenue, identified as Tax Map# 24-A-D, zoned B-2, General business district to the MU-D, Downtown Mixed-Use district for a development containing approximately 321 affordable apartment units, 2,128 square feet of retail space, 5,400 square feet of school space and 668 parking spaces, 60 of which will be public parking spaces.
- **Zoning Waiver, WAI#2026-01A**, 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 96.9%. Sec. 31-17.A(b).
- **Public Facilities Waiver, PFW#2026-01A**, to reduce the private street width to a minimum of 26 feet from the required 30 feet, as provided by Section 404, Road Design Standards and Specifications, Plate IV-A.
- **Public Facilities Waiver, PFW#2026-01B**, to allow on-street parking on a private street, which is prohibited by Section 404, Road Design Standards and Specifications, Plate IV-A, Note 2 and Section 401.03(F).
- **Public Facilities Waiver, PFW#2026-01C**, to eliminate the cul-de-sac requirement at the terminus of a private street, as required by Section 404, Road Design Standards and Specifications, Plate IV-A, Note 4.
- **Public Facilities Waiver, PFW#2026-01D**, 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#2026-01F**, to allow residential frontage on private streets, which is prohibited by Section 404, Road Design Standards and Specifications, Plate IV-A, Note 1.

Note that **Public Facilities Waiver, PFW#2026-01E**, is no longer necessary because sidewalks on both sides of the private street are provided.

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.