

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE

FEBRUARY 27, 2019

ADOPTED COMPREHENSIVE PLAN – BUILD-OUT ANALYSIS



The build-out analysis provides an estimate of the maximum by-right and planned future residential development within the City of Manassas. This analysis is not intended to show an ideal or preferred development condition, but rather provides an estimate of additional housing units that may be constructed under a “low” and “high” scenario. This data is used when developing infrastructure plans for utilities and schools, as well as by the regional transportation planning board for developing the regional traffic model. These estimates will be updated upon adoption of the new Comprehensive Plan.

The “low” estimate includes vacant lots where new dwelling units may be built by-right under current zoning plus the following approved rezonings that are under development or where construction has been recently completed:

- Hastings Marketplace (Live/Work Units and Apartments)
- Manassas Station (Apartments)
- Messenger Place (Apartments)
- Landing at Cannon Branch (Townhomes and Condominiums)
- Jefferson Square (Townhomes and Single Family Detached Homes)

The “high” estimate includes the low estimate plus long-range projections within the Downtown and Mathis character areas that were developed at the time those sector plans were adopted. It should be noted that to achieve the high estimate would require multiple rezonings approved by the City Council.

Character Area	Existing Dwelling Units	Low Build-Out Additional Units	High Build-Out Additional Units
Suburban & Traditional Neighborhoods	13,679 ¹	51	51
Neighborhood, Business & Industrial Suburban Business Corridors		45	45
Downtown		404	1,277
Mathis Corridor		12	3,300
Hospital/Sudley		1	217
Manassas Gateway		279	500
Totals		13,679	792

¹ 2017 US Census Bureau’s American Community Population Estimates Program