

List of Revisions for Draft Future Land Use Map of Comprehensive Plan

June 20, 2025

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In response to the June 11, 2025, Planning Commission work session on the Future Land Use Map of the Town of Vienna's Comprehensive Plan, staff has made the following revisions listed below, for review by the Planning Commission at its June 25, 2025, work session.

1. Parcels previously designated as Office have been recategorized to Mixed-Use; Office category has been eliminated.
2. Parcels bounded by Courthouse Road SW and Cherry Street SW, previously designated as Institutional (reflecting its previous use as a daycare), have been recategorized to Low Density Residential, reflecting its zoning and current use.
3. Annex site (301 Center Street S) has been recategorized from Institutional to Parks, Recreation, and Open Space.
4. The Vienna Community Center property has been recategorized from Governmental to Parks, Recreation, and Open Space.
5. Courthouse Cottages on Courthouse Road SW have been recategorized from Low Density Residential to Moderate Density Residential.
6. The property where The Grove on Park has been developed (Park Street NE) has been recategorized from Mixed-Use to Moderate Density Residential.
7. 135 Church Street NE (new Cook house) has been recategorized from Mixed-Use to Low Density Residential.
8. Maud Robinson property (124 Courthouse Road SW) has been recategorized from Low Density Residential to Parks, Recreation, and Open Space.
9. Part of the rear parking lot of the Vienna Shopping Center, adjacent to the Maud Robinson property, has been recategorized from Low Density Residential to Mixed-Use with Ground Floor Residential.
10. Created a new FLU category, Mixed-Use with Ground Floor Residential, and added the following properties to the new category:

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- a. 410 Pine Street SE (previously Mixed-Use)
 - b. 404 Pine Street SE (previously Mixed-Use)
 - c. 150 Branch Road SE (previously Mixed-Use)
 - d. Portion of 309-355 Maple Ave East abutting rear residential uses (previously Mixed-Use)
 - e. 140-142 Park St SE (previously Mixed-Use)
 - f. 133 Park St SE (previously Mixed-Use)
 - g. (Same as 9., above) Part of the rear parking lot of the Vienna Shopping Center, adjacent to the Maud Robinson property, has been recategorized from Low Density Residential to Mixed-Use with Ground Floor Residential.
11. 201A-E Park Street SE and 207 Park Street SE (The Grove on Park) have been recategorized from Mixed-Use to Moderate Density Residential.

06.20.25

