

**Policy Questions for Comprehensive Plan – 2024 Review/Update  
September 25, 2024 Work Session**

<b>Topic</b>	<b>Question</b>	<b>PC Approach</b>
Maple Avenue	<p><i>Should this plan develop a vision for the corridor to replace the MAC vision reflected in the current Comp Plan?</i></p> <ul style="list-style-type: none"> <li>- The updated plan needs to back out all mentions of MAC.</li> <li>- It could use some Plan language that sets as policy some of the implicit principles adopted in the new Zoning Ordinance               <ul style="list-style-type: none"> <li>o Commercial activity is to be on the ground floor</li> <li>o Residential is to be on upper floors with limited space for residential lobbies on the ground floor</li> <li>o Embrace Avenue Center as pedestrian oriented.</li> <li>o Discuss interaction with the trail.</li> </ul> </li> <li>- An option would be for the plan say that a vision should be created, as an implementation step.</li> </ul>	
Corporate Park	<p><i>Should this area remain an employment center exclusively or permit some other uses (e.g., residential)?</i></p> <p>Two large sites and buildings have been vacant, or almost vacant, for about a decade. There have been ideas brought forward for these sites that are not currently permitted in that part of town, by either the Comprehensive Plan or zoning.</p>	
Housing Policies	<p><i>Does the Town want to promote more diversity of housing types? If so, how should it be addressed in the Comprehensive Plan?</i></p> <p>This topic received the second most amount of testimony during Code Create, and the Town Council set it as one of its priority discussion topics for 2024.</p>	
Mill/Dominion	<p><i>Should this area remain light industrial with office and some retail, for the entire area?</i></p> <p><i>Should it permit other uses (e.g., more residential) in any portion of it (e.g., close to Church Street)?</i></p> <ul style="list-style-type: none"> <li>- Potential for Small Area plan for trail corridor (e.g., the busiest area, from Community Center to Caboose Brewery) as implementation step?</li> </ul>	

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Office / Economic Development	<p><i>Should this plan make policy statements endorsing preservation and attraction of office, commercial and/or industrial uses?</i></p> <p>Should there be policy statements about the importance of and/or the criteria related to preserving existing employers and/or attracting offices?</p>	
Church Street	<p><i>Is the Town happy with the current vision, and how it is discussed in the plan?</i></p>	
Windover Heights	<p><i>Is the Town happy with the current vision, and how it is discussed in the plan?</i></p> <ul style="list-style-type: none"> <li>- The Windover Heights Board of Review would like to see a future vision statement for the district updated in the plan.</li> <li>- Recommendation to draw from the language used for the recent 288 Windover Ave NW recommendation.</li> </ul>	
Historic Preservation	<p><i>Should the plan establish any policies about preserving historic buildings?</i></p>	
Comprehensive Plan Guidance on Rezoning	<p><i>The Comp Plan could give policy guidance that would inform decisions related to Rezoning Applications for such areas as:</i></p> <ul style="list-style-type: none"> <li>- Transitional Zone</li> <li>- Areas not zoned transitional but in the same general area (near, but not on, Maple)</li> <li>- Neighborhood Mixed Use</li> <li>- RS properties</li> </ul> <p>Where and under what circumstances is it appropriate?</p>	
Comprehensive Plan Guidance on Board of Zoning Appeals (BZA) decision.	<p>What guidance could the Comp Plan provide to inform CUP decisions by the BZA?</p> <ul style="list-style-type: none"> <li>- Home-based businesses</li> <li>- Family Day Homes, in particular</li> </ul>	

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RS properties smaller than 10,000 sqft.	<p>There are a series of residentially zoned properties (RS-10, RS-12.5 and RS-16) that are smaller than 10,000 square feet. Should the Comprehensive Plan make any policy statement about these properties? Examples could include:</p> <ul style="list-style-type: none"> <li>- Recommendation to create a new zone (e.g., RS-8)</li> <li>- Declaring that such properties have full rights in accordance with the zone (which, by law, they do).</li> <li>- Saying nothing.</li> </ul> <p>If a new RS-8 zone is created, would RS-16 lots be permitted to rezone and subdivide?</p> <p>Some properties are larger than expected for their zone (i.e. 14,000 sq ft lot zoned RS-10 not RS-12.5). Should they be rezoned?</p>	
Site Plan Modifications	<p>Applicants sometimes request modifications of site plan requirements. Can the Comprehensive Plan provide guidance regarding criteria to be used?</p> <p>Examples include:</p> <ul style="list-style-type: none"> <li>- Setbacks</li> <li>- Tree canopy</li> <li>- Parking</li> </ul>	
Transportation	<p><i>What do we actually want as a forward-going transportation structure for Vienna?</i></p> <p><i>What does that structure mean in terms of how to prioritize/deprioritize different types of vehicles/modes?</i></p>	