



TOWN OF
VIENNA
since 1890

Review of Conditional Use Permit Application for Annex Property at 301 Center St S

Town Council Meeting
June 3, 2024

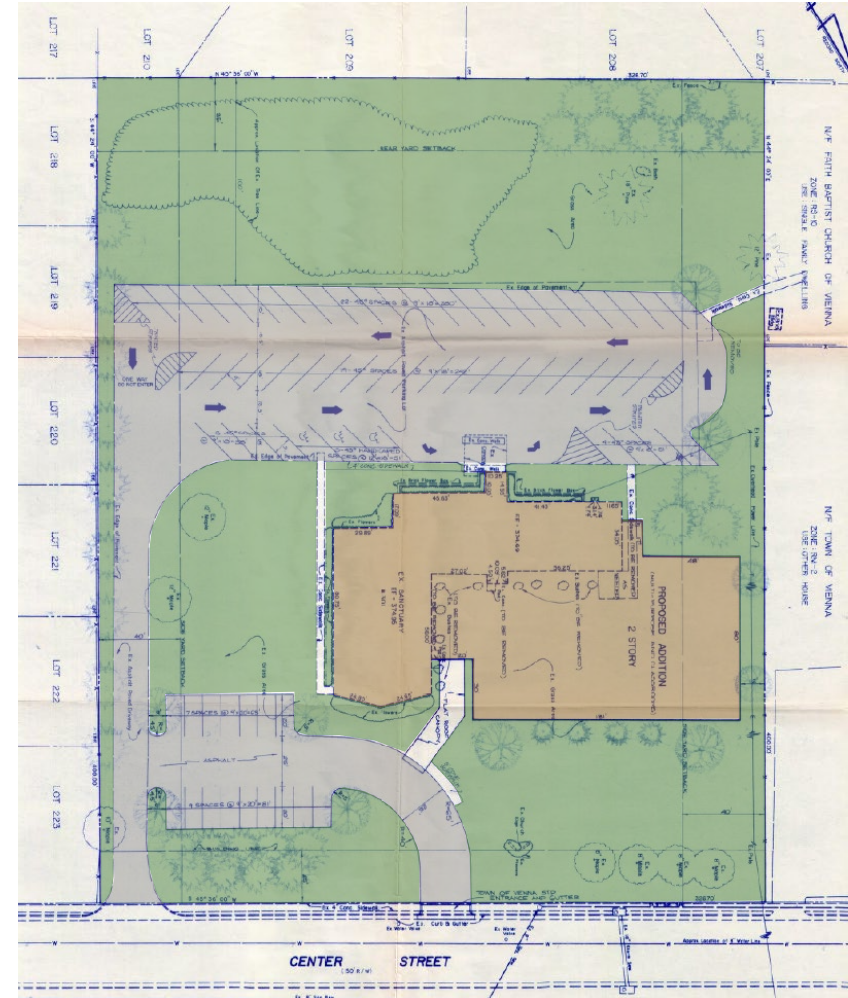
Parks and Recreation Department

301 Center St S – Annex Property



301 Center St S – Annex Property

- **Zone:** Residential - Single-Unit, 10,000 sq.ft. Zone (RS-10)
- **Area:** 130,680 sf or 3.0 acres
- **Lot Width:** 326.7 ft
- **Lot Depth:** 400 ft
- 67 parking spaces
- All prior conditional use permits (CUPs) for church use, daycare, and temporary police station have expired



Uses Permitted in RS-10 Zone

By Right

- Single unit, detached

Conditional Use

- Cemetery
- Club or Service Organization
- Community Garden
- Government Uses
- Outdoor Recreational Uses, Private
- Outdoor Parks and Recreational Uses, Public
- Public Community Center
- Religious Assembly
- School; Elementary, Middle, and High
- Utility Facility
- Adult Day support Center
- Agriculture, General
- Child-Care Center
- Event Space
- Medical Care Facility

Proposed Conditional Uses

Government Uses

- Vienna Parks & Recreation Department
 - Classes, Programs, Camps & Events
 - Overflow parking for Community Center & events
- Vienna Police Department
 - Overflow parking for Community Room meetings & Emergency Management Command
 - Motorcycle training exercises
- Vienna Public Works Department
 - Short term material accommodation
- Vienna Economic Development Department
 - Events
- Fairfax County Public Schools

Proposed Conditional Uses

Government Use (Overflow Parking)

- Community Center – overflow parking for classes and rentals
- Vienna Girls Softball – parking for activities at Caffi Field
- Vienna Youth Inc. – parking for activities at Waters Field
- Greater Babe Ruth Baseball Assoc. – parking for activities at Waters Field
- Vienna Volunteer Fire Department – parking for Taste of Vienna, Open House
- Vienna Business Association – parking for Oktoberfest
- Rotary Club of Vienna – parking for Viva Vienna
- Optimist Club of Greater Vienna – parking for Farmers Market
- Fairfax County - Patrick Henry Library Construction parking



Proposed Conditional Uses

Outdoor Parks and Recreational Uses, Public

- Classes
- Camps
- Events

Outdoor Parks and Recreational Uses, Private

- Private Sports Organizations - Camps, Clinics, Private Lessons
- Private Schools - Athletic and Wellness Activities
- Private Businesses - Athletic and Wellness Activities

Exhibit 1

New Pavement: 68 sq ft

Front Parking: 14 spaces

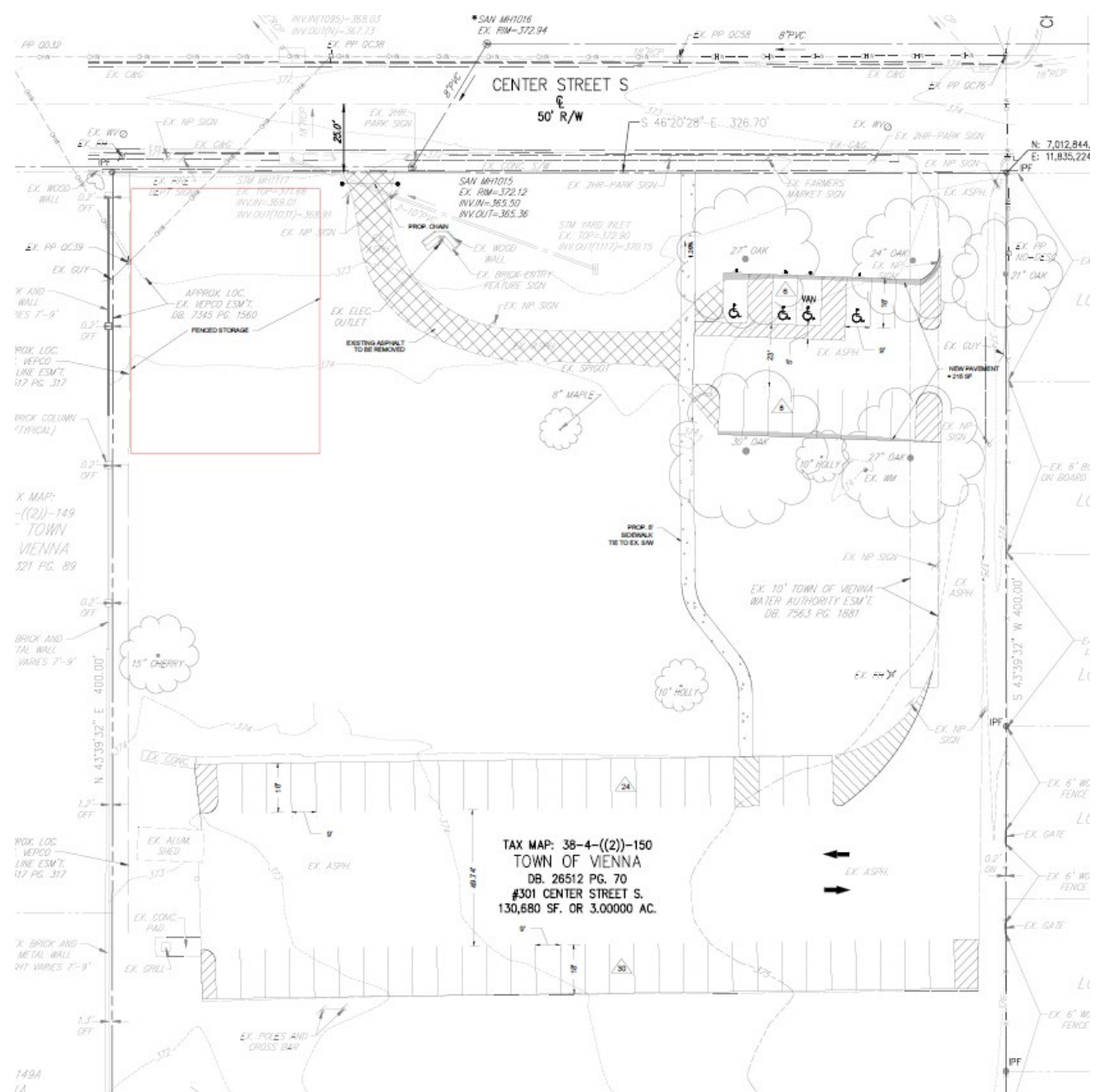
Back Parking: 54 spaces

Total Parking: 68 spaces

Proposed Lot Coverage

$$33,600 / 130,680 = 25.7\%$$

RS-10: 25% Maximum Lot Coverage



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Exhibit 2

New Pavement: 3,320 sq ft

Front Parking: 14 spaces

Back Parking: 81 spaces

Total Parking: 95 spaces

Proposed Lot Coverage

$$36,705 / 130,680 = 28.1\%$$

RS-10: 25% Maximum Lot Coverage

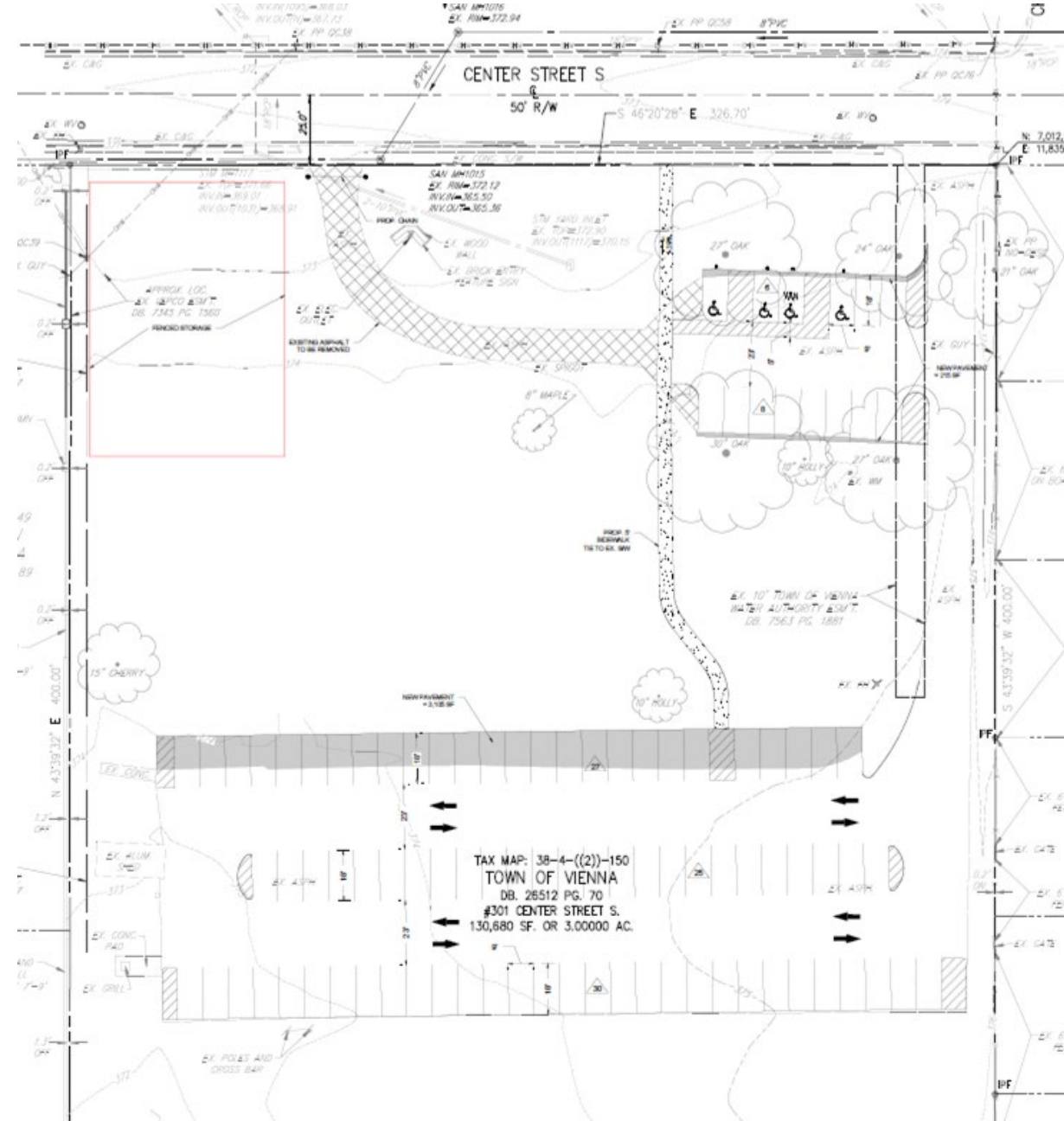


Exhibit 3

New Pavement: 7,880 sq ft

Front Parking: 14 spaces

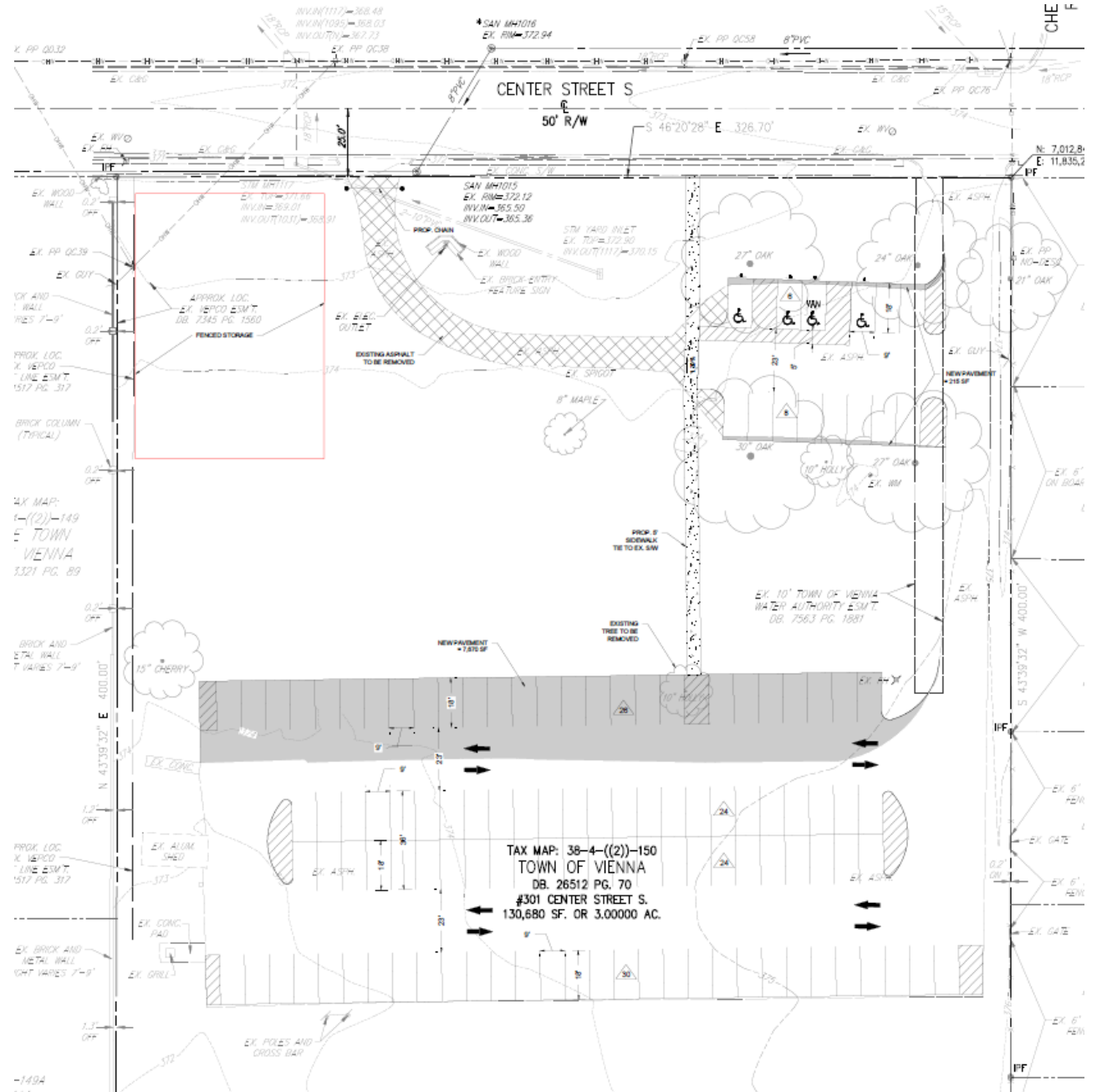
Back Parking: 104 spaces

Total Parking: 118 spaces

Proposed Lot Coverage

$$41,270 / 130,680 = 31.6\%$$

RS-10: 25% Maximum Lot Coverage



Processes

Conditional Use Permit & Modification of Requirements Process

Prepare Site Plan
and Required
Information



Staff Review of
Application



**Planning
Commission**

Review and
Recommendation



Town Council

Review and Final Decision
on Modifications of
Requirements for Lot
Coverage



Board of Zoning Appeals
Review and Final Decision
of CUP *

*Hearing for BZA must be held within 90 days
of application being deemed complete

