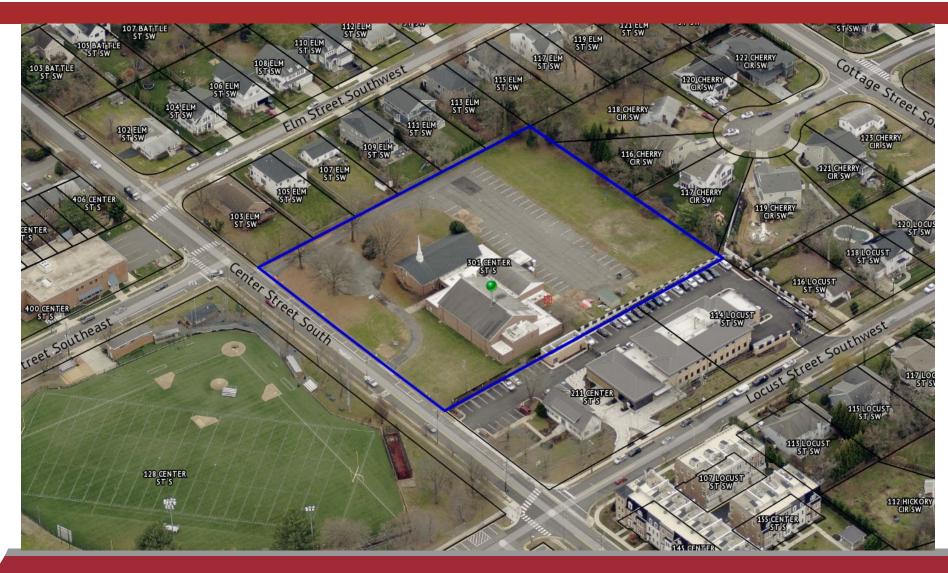


Review of Conditional Use Permit Application for Annex Property at 301 Center St S

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

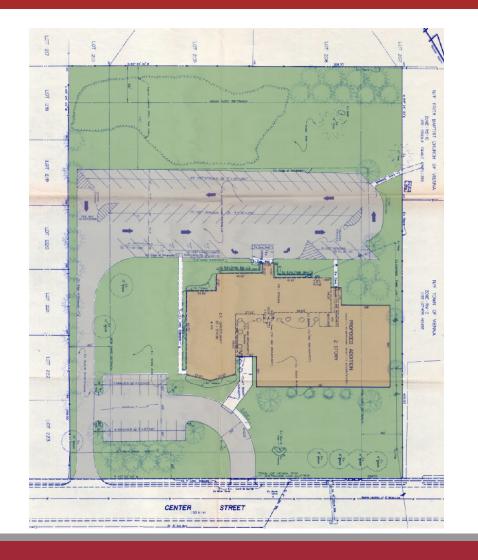
• **Lot Width**: 326.7 ft

• **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

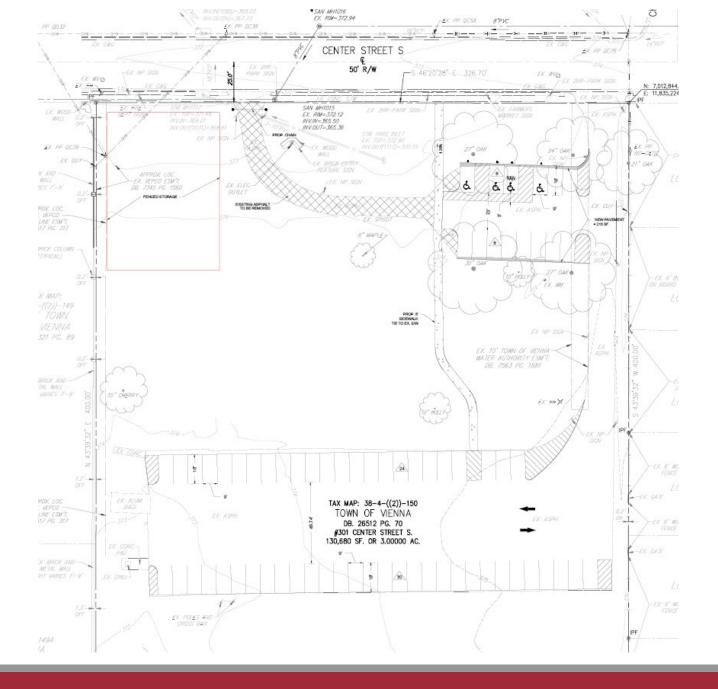
Total Parking: 68 spaces

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



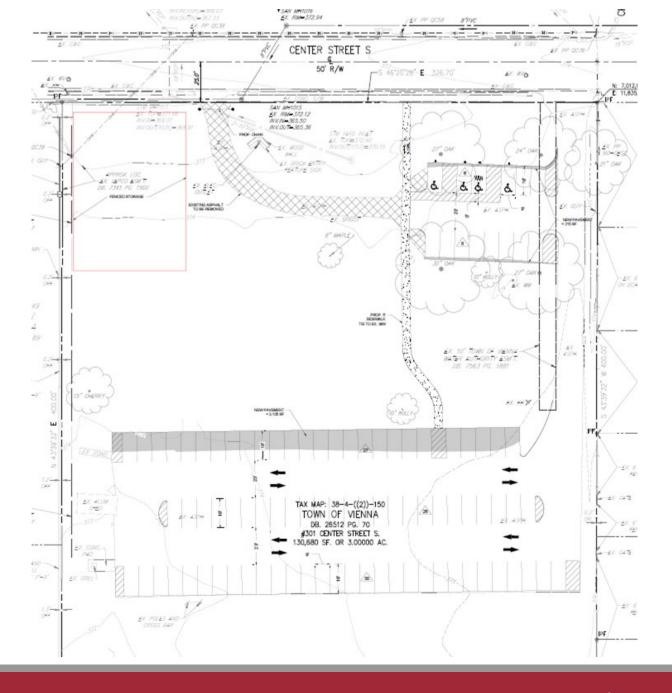


Exhibit 3

New Pavement: 7,880 sq ft

Front Parking: 14 spaces

Back Parking: 104 spaces

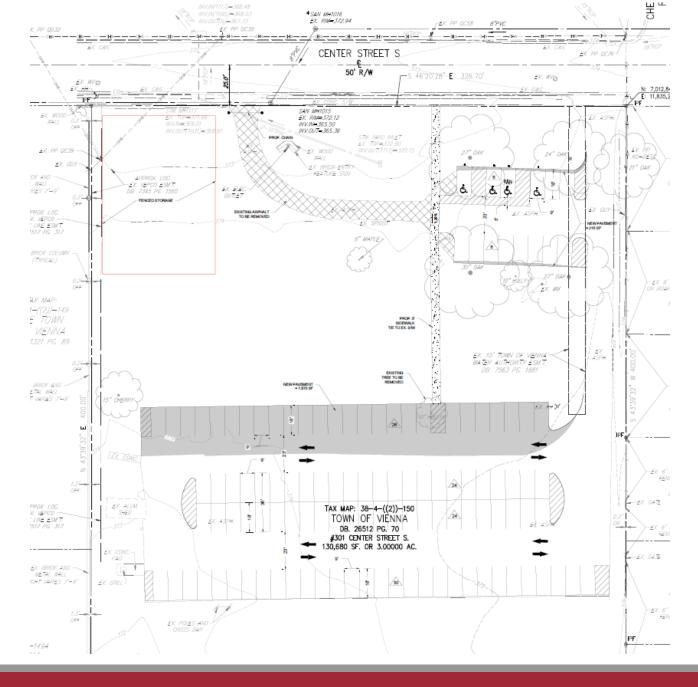
Total Parking: 118 spaces

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

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

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

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