



# STAFF REPORT COVER SHEET

October 5, 2020

<b>Addresses:</b>	301 Center Street South	<b>Case Number:</b>	PF-42-20-COMP
<b>Public Meeting Date:</b>	10/05/2020	<b>Applicant:</b>	Town of Vienna
<b>Board/Commission:</b>	Town Council	<b>Owners:</b>	Town of Vienna
<b>Application Date:</b>	N/A	<b>Existing Zoning:</b>	RS-10
<b>Deadline for Action:</b>	N/A	<b>Existing Land Use:</b>	Institutional
<b>Brief Summary of Request:</b>	<p>Public hearing for consideration of adoption of proposed amendments to the Town of Vienna Comprehensive Plan for a Town-owned property located at 301 Center Street S, specifically amending the Future Land Use Plan (page 38) and Community Facilities and Services chapter (page 98).</p>		
<b>Site Improvements:</b>	n/a		
<b>Size of Property:</b>	130,680 square feet/3.0 acres		
<b>Public Notice Requirements:</b>	Advertisement for two successive weeks of meeting in a newspaper having paid general circulation in the Town prior to Planning Commission public hearing.	Town Council meeting was published in Sun Gazette on September 17, 2020 and September 24, 2020.	
	Written notice at least 10 days before the hearing to the chief administrative officer, or his designee, of such adjoining locality.	Written notice to Fairfax County executive and designee sent on September 18, 2020.	
	Courtesy posting of signs in front of the 301 Center Street S and Vienna Town Hall on September 18, 2020 with dates of Planning Commission and Town Council public hearings.		
<b>Brief Analysis</b>			
In order to utilize the 301 Center Street South for a public use, the current 2015 Update Comprehensive Plan (revised 2-3-2020) needs to be amended to adequately show the proposed public uses, both in the Future Land Use Plan and the Community Facilities and Services chapter.			
<b>Attachments:</b>	Amended Comp Plan Sections <input checked="" type="checkbox"/>		
<b>Reviewed By:</b>	Michael D’Orazio, AICP, Deputy Director of Planning and Zoning		

## Planning & Zoning Staff Report to the Town Council Meeting of October 5, 2020

Public hearing for consideration of adoption of proposed amendments to the Town of Vienna Comprehensive Plan for a Town-owned property located at 301 Center Street South, specifically amending the Future Land Use Plan (page 38) and Community Facilities and Services chapter (pages 98).

### *Introductory Comments & Background:*

The institutional property located at 301 Center Street South, previously owned and operated by the Faith Baptist Church, was purchased by the Town in September 2020. The property was purchased for public uses but is not designated as such in the Comprehensive Plan that was last amended on February 2, 2020. Per Section 15.2-2232 of the Code of Virginia, any public building or use shall be shown on the Comprehensive Plan. At their September 14, 2020 regular meeting, the Town Council set a public hearing for October 5, 2020 to consider amending the Comprehensive Plan for the purpose of designating these properties for public use and referred the matter of amending the Comprehensive Plan to the Planning Commission. The Planning Commission will hold a public hearing and make a recommendation regarding the amendments to Town Council at a special meeting on September 30, 2020.



Figure 1 – 301 Center Street South Context Map

The property is zoned RS-10 single-family detached residential and is three acres in size. The Town purchased the property in September 2020 from the Faith Baptist Church. The property directly abuts the Bowman House and site of the existing and proposed police station. Several single-family detached houses also directly abut the property. Waters and Caffi Fields are

## **Planning & Zoning Staff Report to the Town Council Meeting of October 5, 2020**

located across Center Street South. The Future Land Use Plan designates the property as “institutional.” The proposed amended land use designation is “governmental,” which is the designation of the adjacent town-owned property at 215 Center Street South and 114 Locust Street SW. The Town intends to temporarily use the existing church building for government offices and public entities, including for police department staff during construction of the new police station. In addition to an amendment to the Comprehensive Plan, a “2232 review” and conditional use permit will be required to utilize the property for government use.

### *Amended Future Land Use Plan*

The proposed amended land use designation for 301 Center Street South is “governmental.” Figure 2 shows the proposed change to the Future Land Use Plan with the subject parcel outlined in a bright blue color.

Planning & Zoning Staff Report to the Town Council  
 Meeting of October 5, 2020

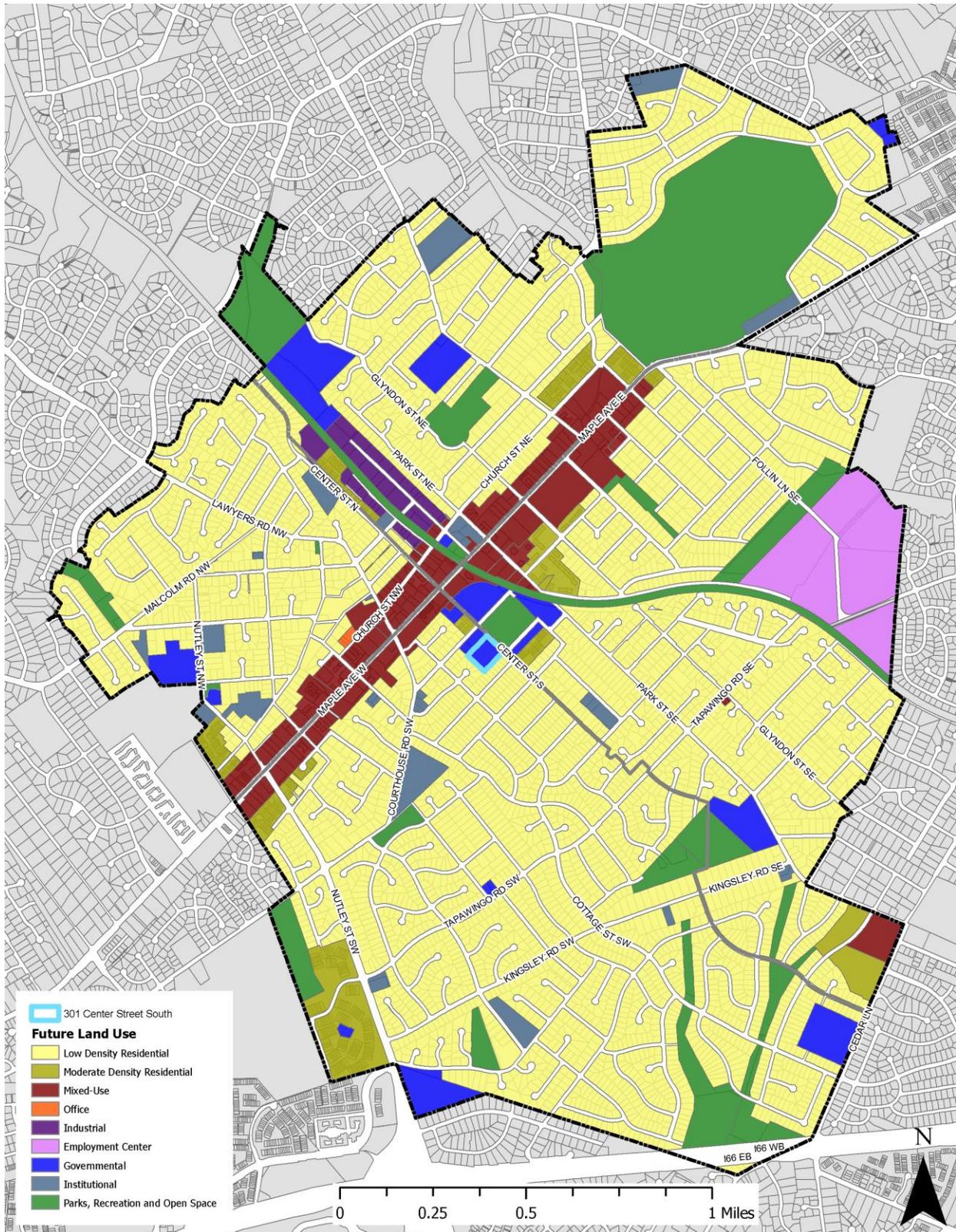


Figure 2 - Amended Future Land Use Plan with Highlighted Amended Parcel

**Planning & Zoning Staff Report to the Town Council  
Meeting of October 5, 2020**

***Amended Community Facilities and Services Chapter Text***

Staff proposes adding a subsection on 301 Center Street South on Page 98 of the Comprehensive Plan to include the following:

**301 Center Street South**

In September 2020, the Town purchased 301 Center Street South, the site of the Faith Baptist Church at the time of purchase. In the short term, the Town intends to utilize a portion of the space for the temporary relocation of police department staff when the new police station is under construction. Other public entities may also be temporarily located at the building, pursuant to approval of a conditional use permit. The Town plans to conduct a feasibility study for long-term uses of the building and site.

***Required Commission approvals and relevant regulations:***

In order to utilize any public building or structure that is not already being utilized as such, the Comprehensive Plan must be amended to show public properties being used as such. The Planning Commission must also complete a “2232 review” at a later date. A “2232 review” refers to Section 15.2-2232 of the Code of Virginia.

Sections 15.2-2232.A and 15.2-2232.B

A...Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.

## **Planning & Zoning Staff Report to the Town Council Meeting of October 5, 2020**

The Planning Commission is required to make a recommendation to the Town Council regarding any amendments to a comprehensive plan per Section 15.2-2229. The Town council must hold a public hearing and may vote on whether or not to adopt the proposed amendments.

Section 15.2-2229. Amendments.

After the adoption of a comprehensive plan, all amendments to it shall be recommended, and approved and adopted, respectively, as required by § 15.2-2204. If the governing body desires an amendment, it may prepare such amendment and refer it to the local planning commission for public hearing or direct the local planning commission to prepare an amendment and submit it to public hearing within 60 days or such longer timeframe as may be specified after written request by the governing body. In acting on any amendments to the plan, the governing body shall act within 90 days of the local planning commission's recommending resolution. If the local planning commission fails to make a recommendation on the amendment within the aforesaid timeframe, the governing body may conduct a public hearing, which shall be advertised as required by § 15.2-2204.