



TOWN OF
VIENNA
since 1890

Memorandum

To: Vienna Town Council
From: Jessica Plowgian, Chair of the Planning Commission
Meeting Date: September 11, 2024
Re: Proposed Lot Line Adjustment at 300 Glyndon Street NE *JPP*

Overview

The matter pertains to a lot line adjustment plat to rectify the right-of-way property lines for the existing Glyndon Street NE roadway between Ayr Hill and Jean Place along the Glyndon Park frontage. The roadway currently crosses over park property and a corner of the park property is identified as right-of-way. Staff is proposing this lot-line adjustment to clarify the limits of the road right-of-way and parkland in connection with a potential construction project to address drainage issues. No members of the public attended the meeting.

The Planning Commission held a work session with Staff about this lot-line adjustment and the proposed construction on August 28, 2024. At that work session, Planning Commissioners inquired whether Staff was evaluating ways to increase parking given the high demand for parking at the tennis courts and baseball fields.

At our September 11th meeting, Planning Commissioners discussed the width of the right-of-way, particularly where it runs in front of the homes across from Glyndon Park. We encouraged Staff to continue to assess whether additional parking could be added to the site in connection with this overall project.

The Planning Commission believes that the lot line adjustment aligns with the applicable sections of the Town Code as well as the Comprehensive Plan.

PC Recommendation

The Planning Commission made a motion to recommend that the Town Council approve the lot line adjustment for lot 0382 02 0046, located at 300 Glyndon Street NE, in the PR Parks and Recreation zoning district, as presented.

Motion: Commissioner Glassman

2nd: Commissioner Kenney

Roll Call Vote: 4-0

(Commissioners Chakrapani, Miller and Noble were absent)

Jessica Plowgian, Chair	Aye
Matthew Glassman	Aye
Stephen Kenney	Aye
Keith Aimone	Aye