



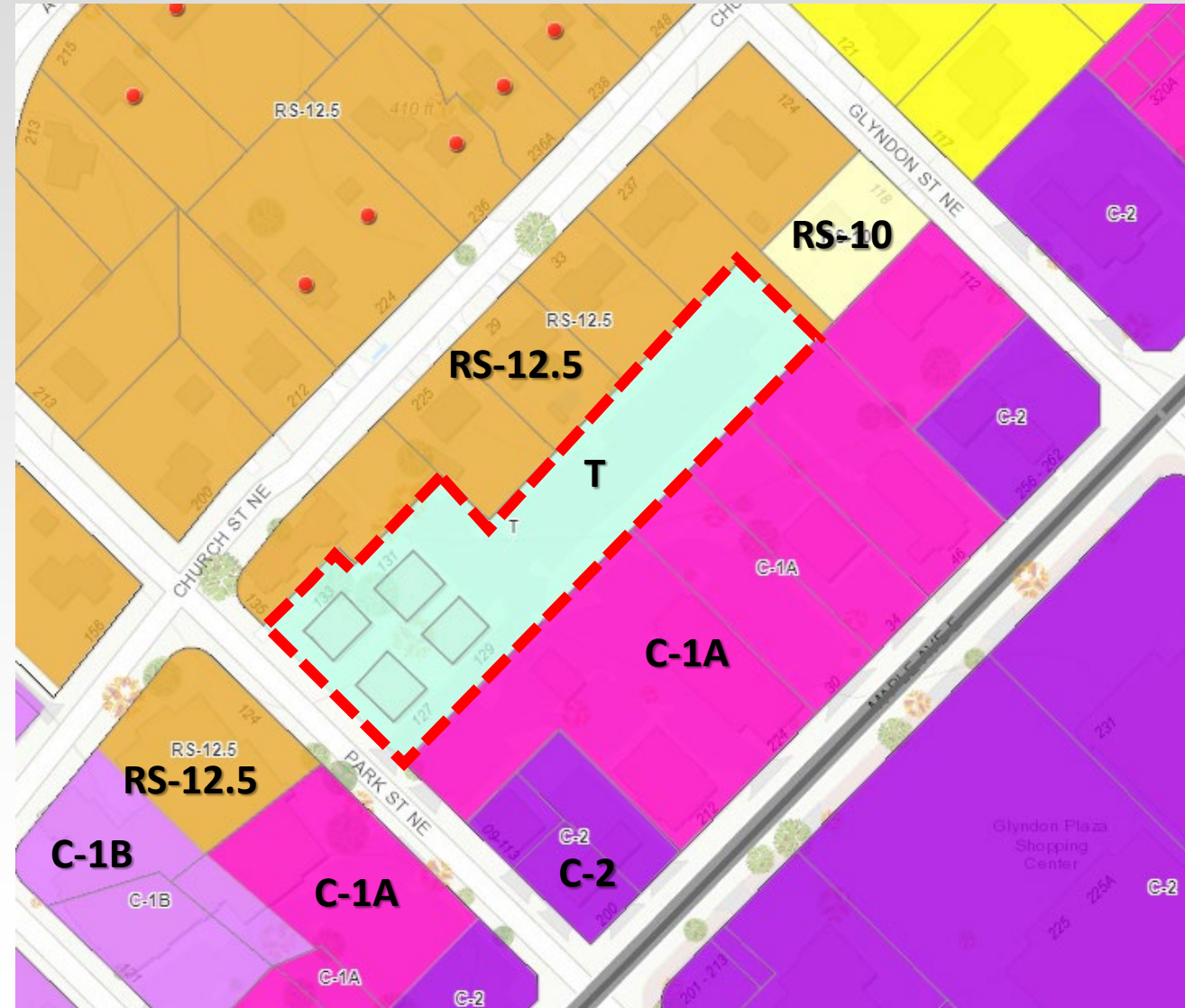
## Vienna Courts - 127-133 Park Street NE

Rezoning from T Transitional to RM-2 Multifamily  
and related site plan modifications of requirements



# Background

- Zoned T Transitional
- 4 existing 2-story brick buildings and property used for offices
- 1.66 acres



# Town and State Code Provisions

## ❑ Town Code 18-249 – Basis for determination

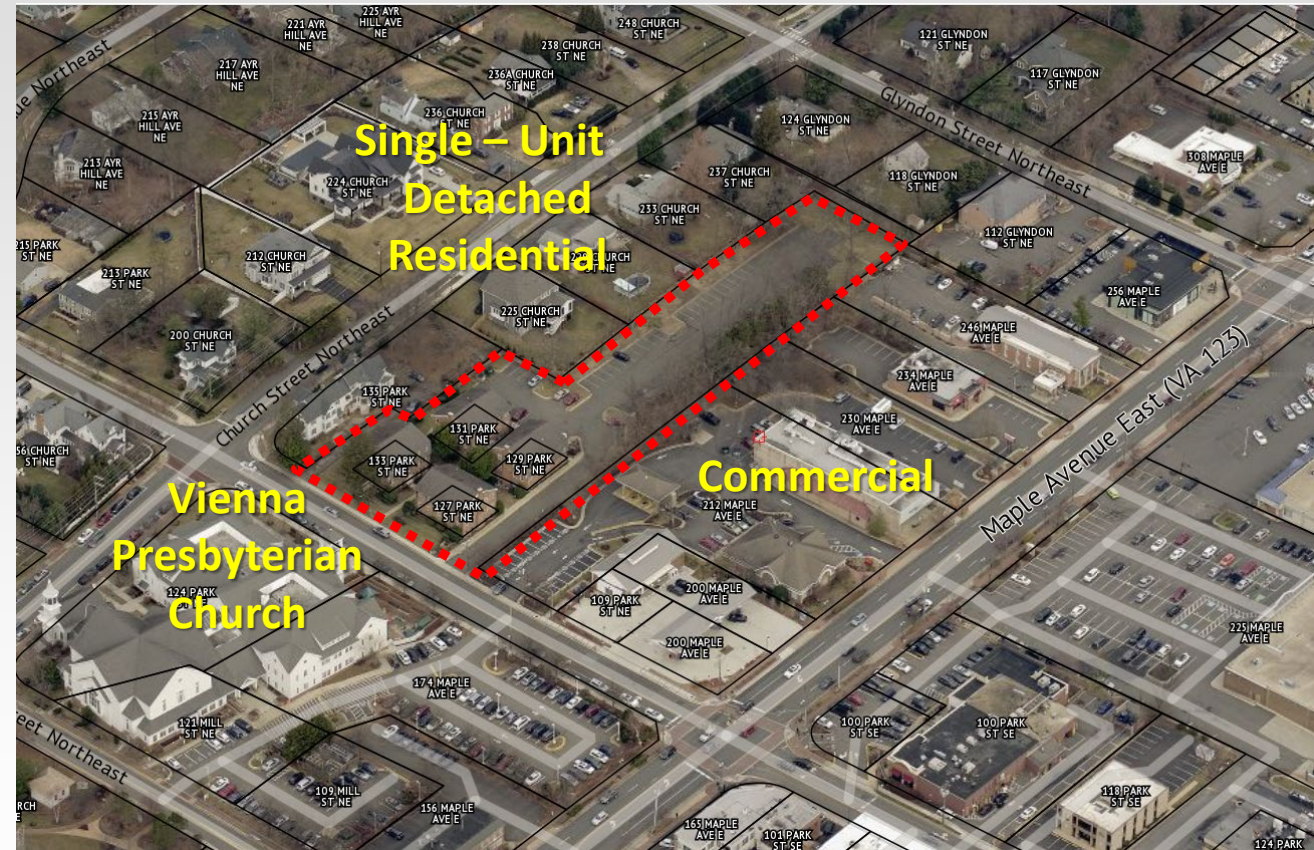
In determining what, if any, amendments to this chapter are to be adopted, the Town Council shall give due consideration to the proper relationship of such amendments to the entire comprehensive plan for the Town, with the intent to retain the integrity and validity of the zoning districts herein described, and to avoid spot zoning changes in the zoning map.

## ❑ State Code 15.2-2284 - Matters to be considered in drawing and applying zoning ordinances and districts.

Zoning ordinances and districts shall be drawn and applied with reasonable consideration for the existing use and character of property, the comprehensive plan, the suitability of property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes ...



# Future Land Use Map & Existing Uses

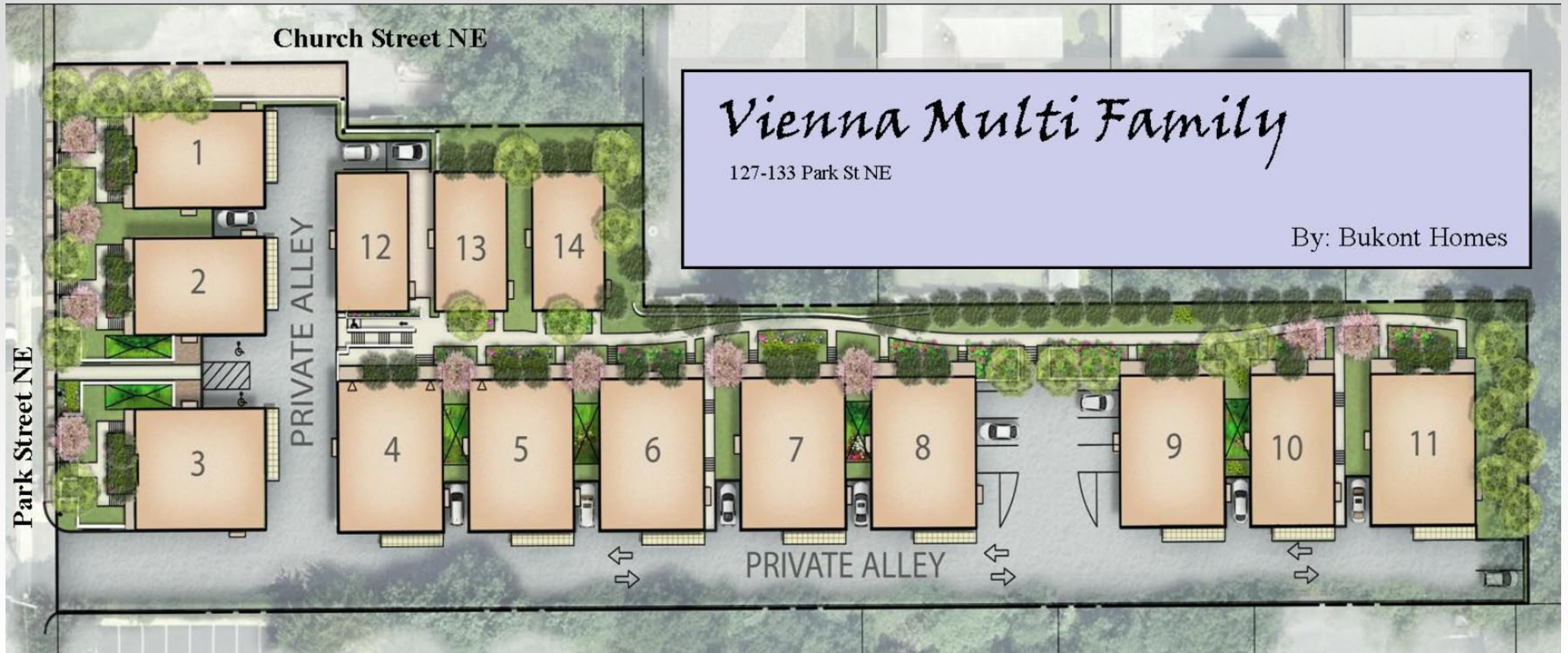


# References in Comp Plan

- ❑ “There are several alternatives that could provide housing for households with a variety of income levels. They include focusing on multi-family housing in the Maple Avenue Commercial (MAC) zoning district, **using transitional areas for townhouses, multi-family housing**, and village housing, and incentivizing and encouraging the renovation of existing, older houses. Benefits of a more diverse housing stock include the following:
  - Increased neighborhood stability and increased housing market stability
  - Ability to age in place
  - Ability to attract a more diverse population”
- ❑ “**Transitional areas in the Town, in between commercial and single-family detached residential zones**, provide opportunities to provide house, such as **townhouses, moderate-density multi-family buildings**, and village housing. **Townhouses and multi-family housing have historically been used in Town to buffer the commercial and single-family detached residential zones.** The Town should continue this practice, when appropriate.”
- ❑ “Where appropriate and necessary, and where established single-family residential neighborhoods will not be destabilized, **consider townhouse or multi-family housing options to provide a transition between commercial and industrial properties and single-family neighborhoods.**”
- ❑ “Allow the rezoning of assembled properties only when such action will not adversely affect established residential neighborhoods, and any impacts to public facilities may be mitigated.”
- ❑ “Increase in number of affordable units, including **increases in the number of condominiums and townhouses.**”
- ❑ “Include a **wide array of housing types** and **focused density** to be balanced with surrounding neighborhoods.”

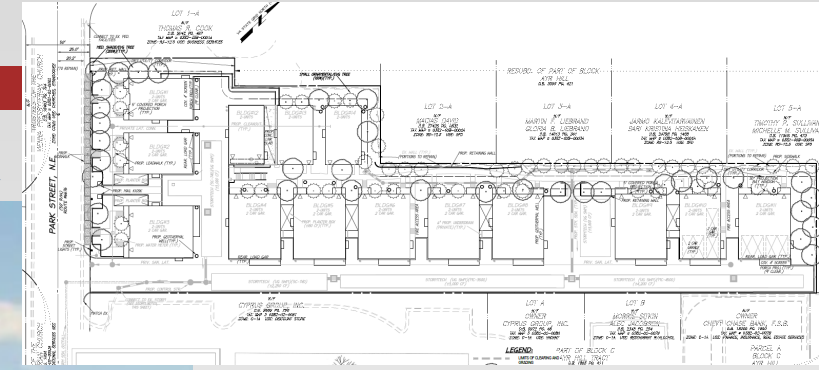


# Proposed Development



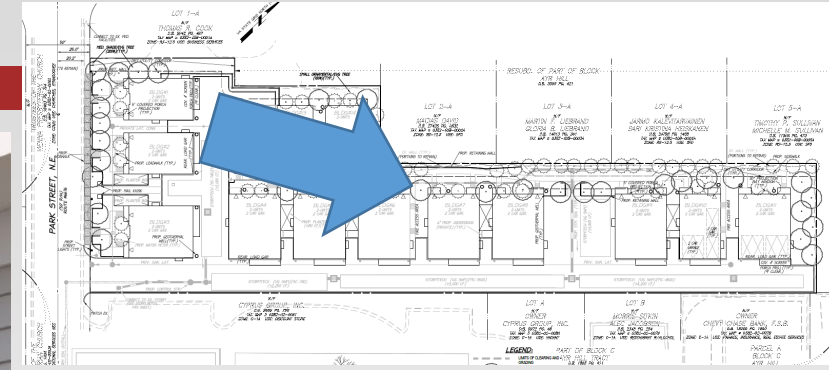


# Proposed Development



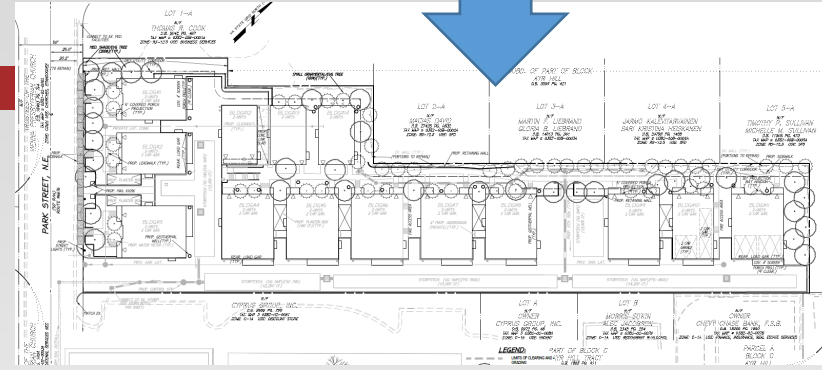


# Proposed Development





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# Requested Modifications

1. **Front Yard Setback** – 35' required, 25' proposed
2. **Rear Yard Setback** – 35' required, 15' proposed
3. **Lot Coverage** – 25% maximum , 70% proposed
4. **Lot Size** – 8,000 sf single lot per building maximum, single lot of 72,167 sf proposed for all 14 buildings



**VIENNA**  
*Virginia*



# Comparison to Previously Approved Modifications

Project	Year Built	Number of Units	Units per Acre	Front Yard Setback	Rear Yard Setback	Lot Coverage	Building Coverage
<b>Vienna Courts</b> <i>127-133 Park St NE</i>	-	28	16.9	25 ft	15 ft	70%	33.2%
<b>Village Housing on Courthouse</b> <i>117-121 Courthouse Rd SW</i>	2022*	12	8.7	20 ft	25 ft	60%	24.7%
<b>Cadence on Park</b> <i>201 Park St SE</i>	2021	5	12.2	20 ft	35 ft	60%	26.5%
<b>Cadence on Center</b> <i>135 Center St S</i>	2018	17	16.4	20 ft	15 ft	60%	37.2%
<b>Locust Street Condos</b> <i>225-233 Locust St SE</i>	2008	5	15.1	35 ft	35 ft	65.9%	31.6%

*Additional approved project comparisons available*