

From: Stephen Kenney, Chairman Planning Commission
To: Vienna Town Council
Meeting Date: September 28, 2022
Re: Proposed Vienna Courts – ReZoning – 127-133 Park Street NE

Overview

The site is located at 127-133 Park Street NE. Current zoning for the site is T-Transitional, which allows only office use on the site. The applicant is seeking a rezoning to RM-2 which would allow for the construction of multi-family residential development.

The Planning Commission held two work sessions prior to holding this public meeting.

After comparing the current site to the Future Land Use Map of the Town in the Comprehensive Plan it seemed clear to the Planning Commission that the proposed use of multi-family housing is consistent with the Future Land Use. The PC also felt this use does act as a transition from the higher density of commercial use along Maple Ave down to the less dense use of Residential use along Church Street. We concluded that this proposed use is compatible with the Comprehensive Plan.

During our discussion it was discovered that the house located at 135 Park Street NE will in fact be rebuilt over the next two years following the fire at that location in recent months. Mr. Nash Cook, grandson of the original owner, spoke at our meeting and confirmed he does intend to rebuild the house using the existing footprint. He has been in contact with staff and with the applicant. There is an easement which borders the two properties which the applicant intends to honor.

Three members of the public spoke in favor of this project (one non-resident). Most seemed to favor the builder in particular, and the high quality of their work. A few mentioned that they favored to proposed plan with two levels of housing on the high side of the lot (uphill side of lot closest to Church Street) rather than, for example, a three-story townhouse development.

While NOT discussed during the PC meeting the Chairman thinks it would be wise to associated or tie the rezoning to the proposed site plan showing these horizontally arranged duplex units. This could be considered as part of a proffer or other means to ensure the site is developed based on the proposed design.

PC Action and Concerns

Finding that the proposed rezoning is consistent with the Comprehensive Plan, the Planning Commission voted to recommend that the Town Council approve the zoning map change from T-Transitional to RM-2 Multifamily, low density for parcels located at 127, 129, 131 and 133 Park Street NE, parcel numbers as listed (0382-52-0001, 0002, 0003, 0004, 0005, 0006, 0007, 0008, 0009, 0010, 0011 and 0012).

Motion: Miller
2nd: Chakrapani
Roll Call Vote: 7-0

From: Stephen Kenney, Chairman Planning Commission
To: Vienna Town Council
Meeting Date: September 28, 2022
Re: Proposed Vienna Courts – Modifications – 127-133 Park Street NE

Overview

The site is located at 127-133 Park Street NE. In the previous memo the Chairman outlined the PC's thoughts on the proposed rezoning. The PC voted to recommend the rezoning to RM-2. This memo covers the requested modifications to the lots and setbacks. Specifically, the applicant is seeking modifications to the following requirements;

1. Front Yard Setback: From 35' required to 25' proposed.
2. Rear Yard Setback: From 35' required to 15' proposed.
3. Lot Size: From 8,000sf single lot per building maximum, single lots to 72,167sf for proposed 14 buildings. Two units per building.
4. Lot Coverage: 25% maximum, vs 68% proposed. *(Note – During the PC meeting we discovered that the applicant had asked for 70% coverage when in fact they actually need 68%. As they felt they could design to the 68% coverage we included that percentage in the recommendation.)*

The Planning Commission held two work sessions prior to holding this public meeting.

Three members of the public spoke in favor of this project (one non-resident). Most seemed to favor the builder in particular, and the high quality of their work. A few mentioned that they favored to proposed plan with two levels of housing on the high side of the lot (uphill side of lot closest to Church Street) rather than, for example, a three-story townhouse development. None of the public mentioned concerns with the proposed modifications.

During the PC's discussion the members had little concern about the reduced setbacks as these are all consistent with other recently approved RM-2 projects in the Town.

There was, however, much discussion about the lot coverage increase and the possible tradeoffs. Some felt the increase density (68% lot coverage) was warranted if it allowed for the additional guest parking spaces on site. Others argued that the lot coverage of 68% is well above other similar projects approved by the TC, with PC recommendations. Other sites were generally in the range of 60-65% lot coverage. We did discuss the possibility of omitting building site #14 for a common green space and perhaps then changing 2 or more other units to smaller units. The applicant indicated that units 12-13-14 were meant to be the more moderately priced units for the site and that if we omit the unit #14 then 12-13 units would become larger to offset the lost revenue of the #14 building. The applicant is creating a walkway and garden like space along the northern end of the property for units 6-11.

Note that the setbacks are all relative to Park Street so 'rear' setbacks are based on the eastern most lot lines of the site. Another point of clarification is that there is a narrow parcel of land owned by an

adjoining resident and the eastern most end of the site so that last unit borders to the narrow strip of land which is too narrow to have a building constructed on it other than perhaps a shed or accessory type structure.

As the lot coverage issue was much more contentious the chairman asked that the PC vote on that item separately from the other modifications.

PC Action and Concerns

The Planning Commission voted to recommend that the Town Council approve the requested site plan modifications for the front and rear yard setbacks, and the lot area for the proposed development located at 127, 129, 131 and 133 Park Street NE, parcel numbers as listed (0382-52-0001, 0002, 0003, 0004, 0005, 0006, 0007, 0008, 0009, 0010, 0011 and 0012).

Motion: Plowgain

2nd: Chakrapani

Roll Call Vote: 7-0

The Planning Commission voted to recommend that the Town Council approve the requested site plan modification for the lot coverage of 68% for the proposed development located at 127, 129, 131 and 133 Park Street NE, parcel numbers as listed (0382-52-0001, 0002, 0003, 0004, 0005, 0006, 0007, 0008, 0009, 0010, 0011 and 0012).

Motion: Miller

2nd: Glassman

Roll Call Vote: 4-3 (Nay – Ramakis, Chakrapani, Kenney)