

ATTACHMENT 14

REVISED PRESENTATION
FROM OCTOBER 24
PUBLIC HEARING

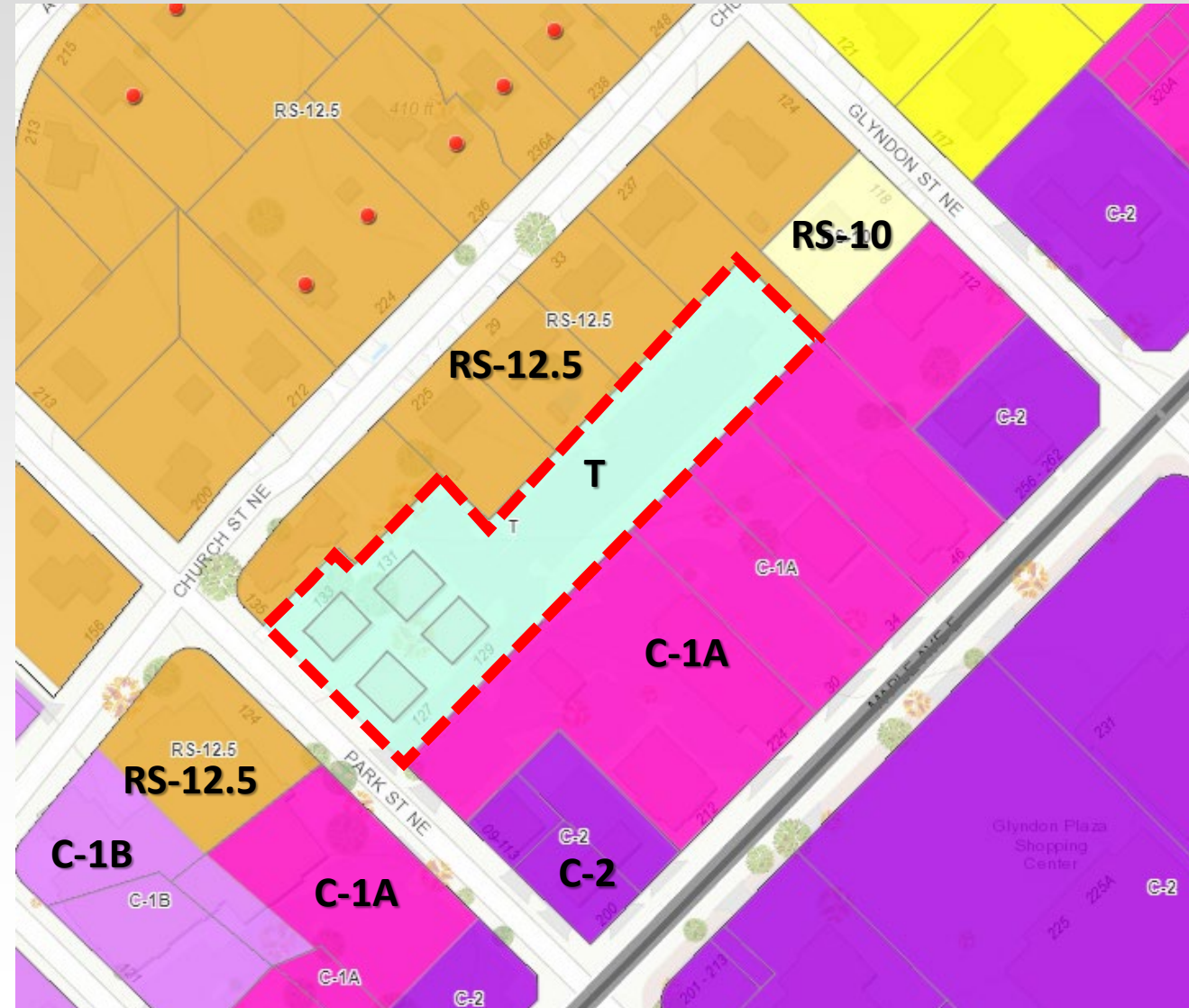


Vienna Courts - 127-133 Park Street NE

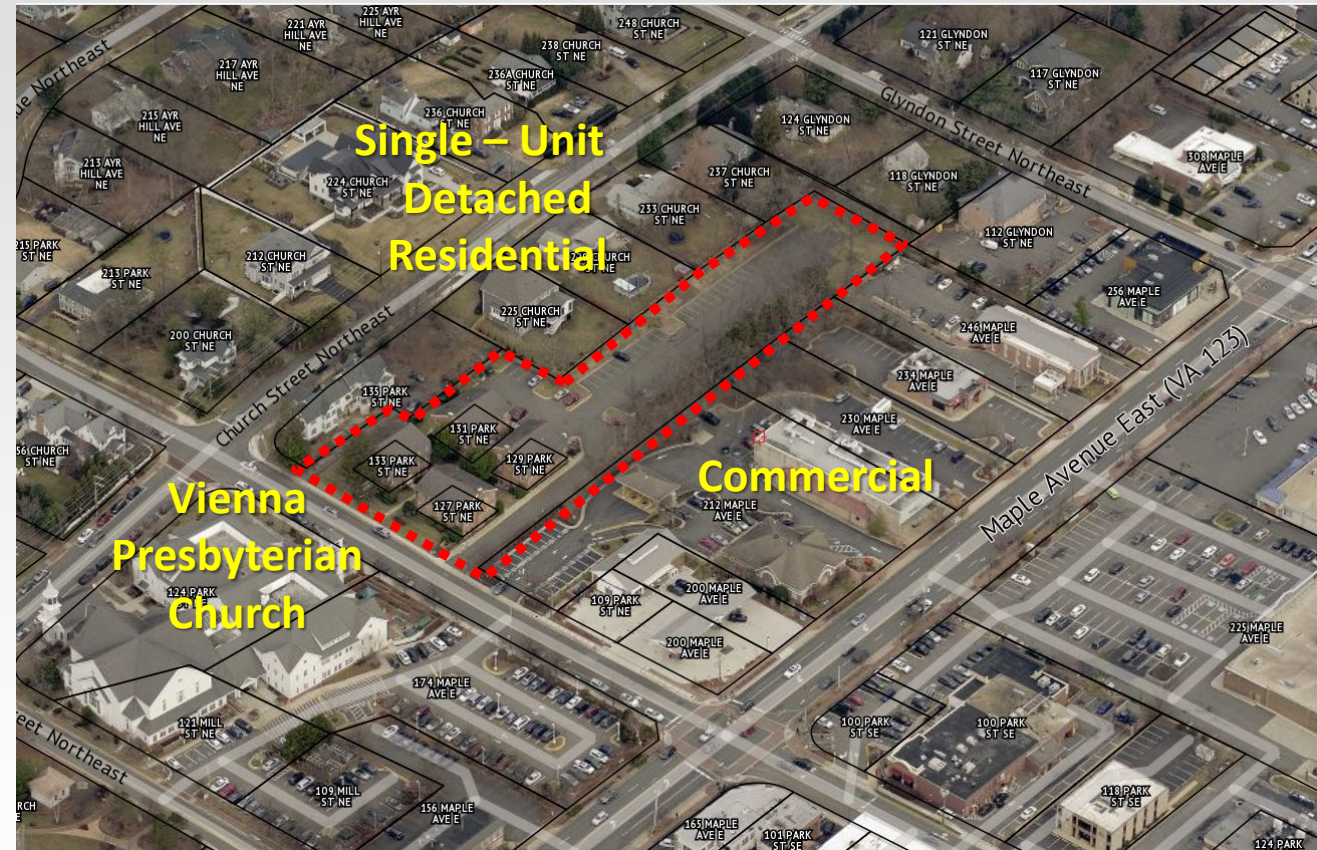
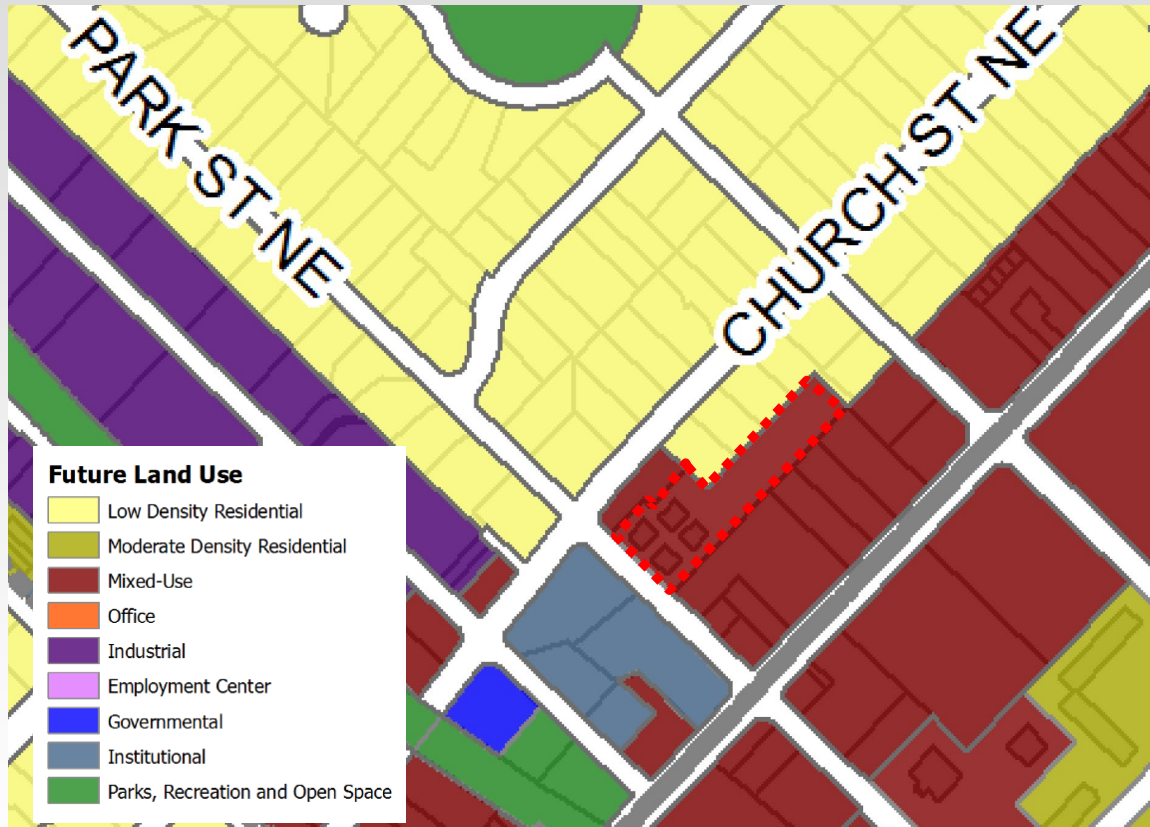
Rezoning from T Transitional to RM-2 Multifamily
and related site plan modifications of requirements

Background

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



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 Revision

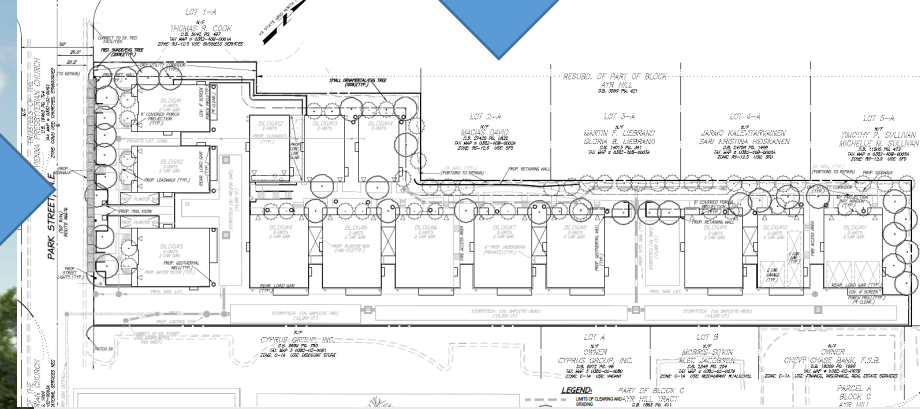


*Concept plan presented at
Oct 24, 2022 public hearing*

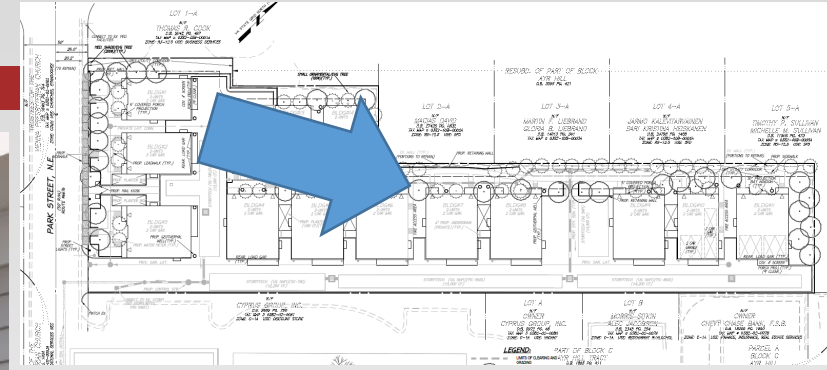
Revised Concept plan



Proposed Development



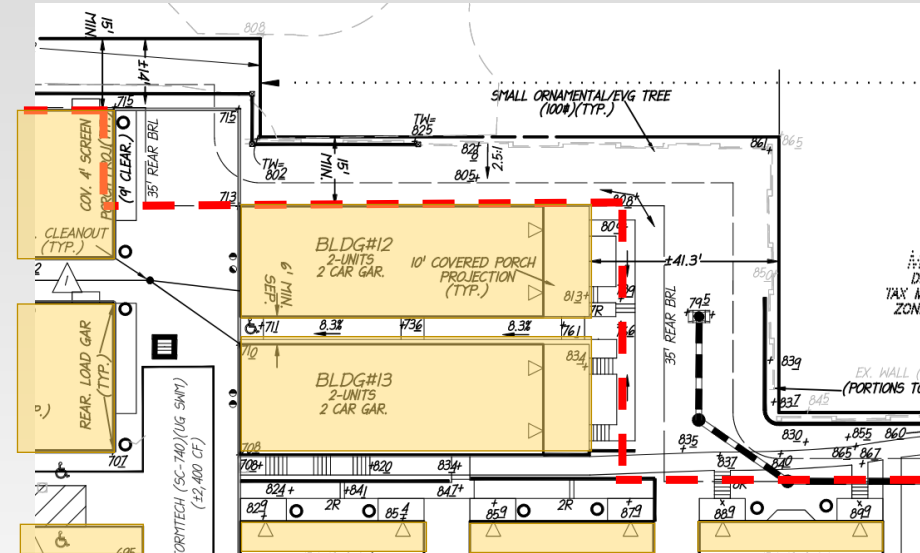
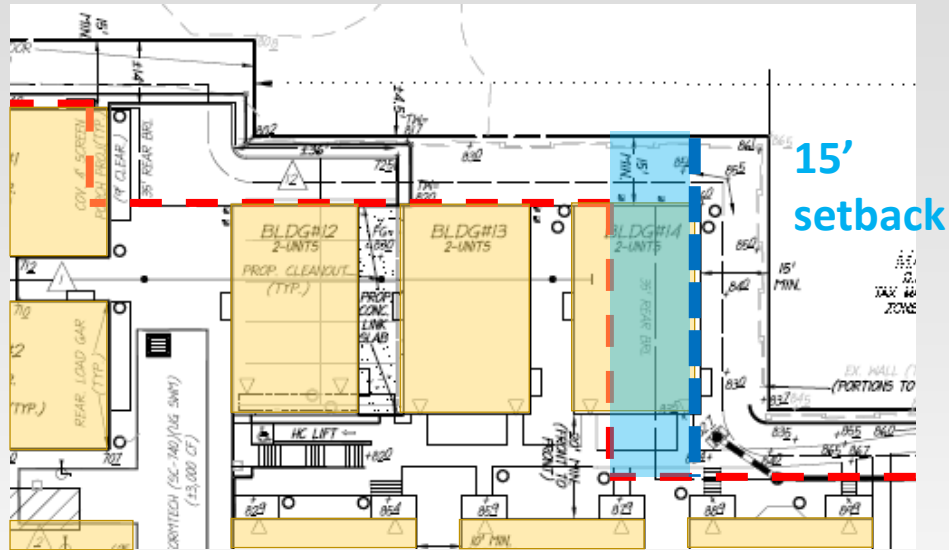
Proposed Development



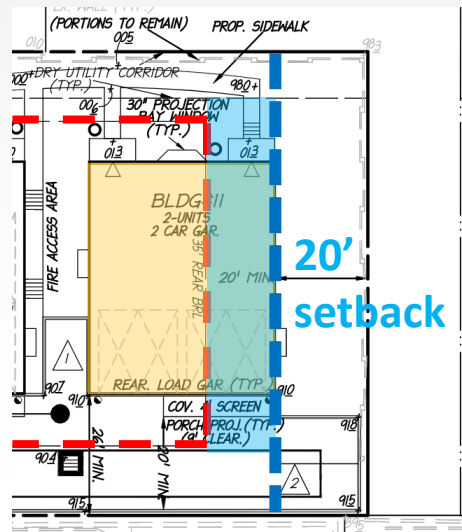
Requested Modifications

1. **Front Yard Setback** –35' required, 25' proposed
2. **Rear Yard Setback** – 35' required, 20' proposed (previously requested 15')
3. **Lot Coverage** – 25% maximum , 66.8% proposed (previously requested 70%)
4. **Lot Size** – 8,000 sf single lot per building maximum, single lot of 72,167 sf proposed for all 14 buildings

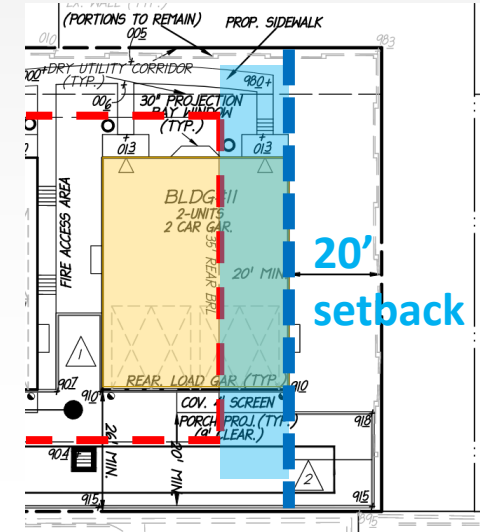
Requested Modifications



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Revised Concept plan



Comparison to Previously Approved Modifications

Project	Year Built	# of Units	Units per Acre	Front Yard Setback	Rear Yard Setback	Lot Coverage	Building Coverage
Vienna Courts <i>127-133 Park St NE</i>	-	<u>26</u> (28)	<u>15.7</u> (16.9)	25 ft	<u>20 ft</u> (15 ft)	<u>66.8%</u> (70%)	<u>35.3%</u> (36.2%)
Village Housing on Courthouse <i>117-121 Courthouse Rd SW</i>	2022*	12	8.7	20 ft	25 ft	60%	4.7%
Cadence on Park <i>201 Park St SE</i>	2021	5	12.2	20 ft	35 ft	60%	26.5%
Cadence on Center <i>135 Center St S</i>	2018	17	16.4	20 ft	15 ft	60%	37.2%
Locust Street Condos <i>225-233 Locust St SE</i>	2008	5	15.1	35 ft	35 ft	65.9%	31.6%