

ATTACHMENT 14

REVISED PRESENTATION  
FROM OCT 24 & NOV 14  
PUBLIC HEARINGS

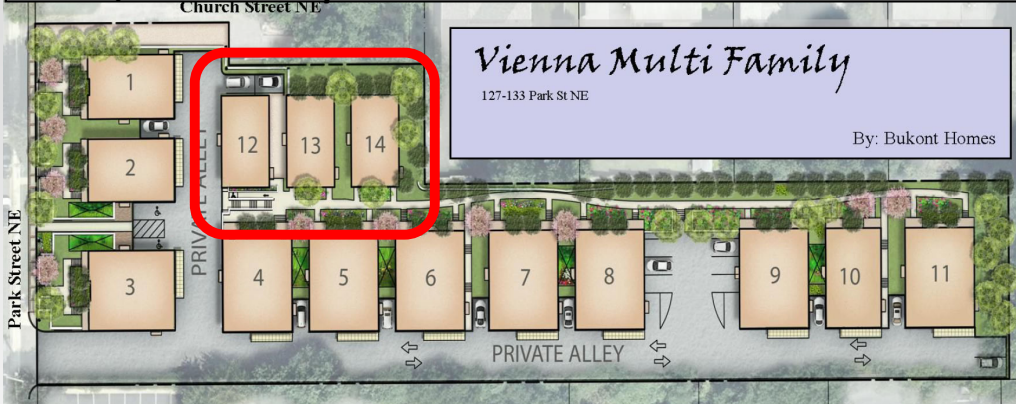


## Vienna Courts - 127-133 Park Street NE

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

# Proposed Development Revision

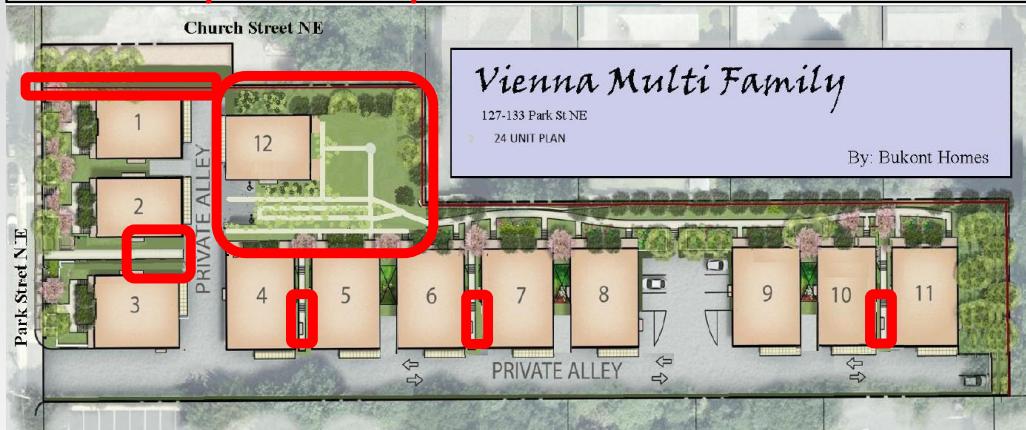
**Oct 24, 2022 Concept Plan**



**Nov 14, 2022 Concept Plan**



**Current Proposed Concept Plan**



- Building 13 removed
- Extended privacy wall along side of Building 1
- Removed 3 visitor parking spaces
- Reduced lot coverage to 61.5% (1.5% of which is neighbor driveway on subject property)
- Slightly reduced size of buildings
- Increase rear setback to 24 ft (previously 20 ft)
- Revised proffers

# Requested Modifications

1. **Front Yard Setback** – 35' required, 25' proposed
2. **Rear Yard Setback** – 35' required, **24' proposed** (previously requested 15', then 20')
3. **Lot Coverage** – 25% maximum , **61.5% proposed** (previously requested 70%, then 66.8%)
4. **Lot Size** – 8,000 sf single lot per building maximum, single lot of 72,167 sf proposed for all 14 buildings

# Comparison to Previously Approved Modifications

Project	Year Built	# 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>	-	<u>24</u> (26) (28)	<u>14.5</u> (15.7) (16.9)	25 ft	<u>24 ft</u> (20 ft) (15 ft)	<u>61.5%</u> (66.8%) (70%)	<u>32.3%</u> (35.3%) (36.2%)
<b>Village Housing on Courthouse</b> <i>117-121 Courthouse Rd SW</i>	2022*	12	8.7	20 ft	25 ft	60%	4.7%
<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*