

MEMORANDUM

TO: Mayor and Town Council

FROM: Jim Hendricks, Chairman, Town of Vienna Planning Commission

DATE: April 7, 2014

RE: Recommendation to the Mayor and Town Council on a **proposed ordinance** to include newly enacted State laws by amending Chapter 18, Zoning, Article 25, Site Plan Control Provisions, Section 18-251, Where applicable and Section 18-252, Site Plan Specifications, of the Code of the Town of Vienna.

At its regularly scheduled meeting of February 26, 2014, the Planning Commission considered the proposed ordinance described above.

The Town Attorney reviewed his memorandum with the Commission regarding the specific language for tree warranties. The Town Attorney stated that a warranty cannot be included so that particular language was struck. This eliminated the most controversial issue within the proposed ordinance.

Members of the Community Enhancement Commission spoke in favor of the proposed ordinance which adds tree replacement requirements for single lot developments similar to those required for multiple lot developments.

Several members of the community spoke in favor of the ordinance noting the decline in the tree canopy as development increases. It was noted that this is a long-term approach; it will take years for new younger trees to replace the canopy provided by older trees that are removed. One non-resident, from the builder community, noted that it's in a builder's best financial interest to save mature trees, when possible. However, adding a tree survey, will add to review times, and cause delays. When asked, he indicated that the overall cost increase per home would be "a minimum of \$5,000", which would be passed on to the consumer. He also noted that these requirements are not required in other local jurisdictions.

The motion passed 7-1. Hendricks voting Nay (Commissioner McCoy was absent).