

# Town of Vienna

Town Council Regular Meeting

July 10, 2017

## **Final Plat: Mashie Dr. Re-Subdivision**

101, 103, 201 Mashie Drive SE, and 701 Maple Avenue East





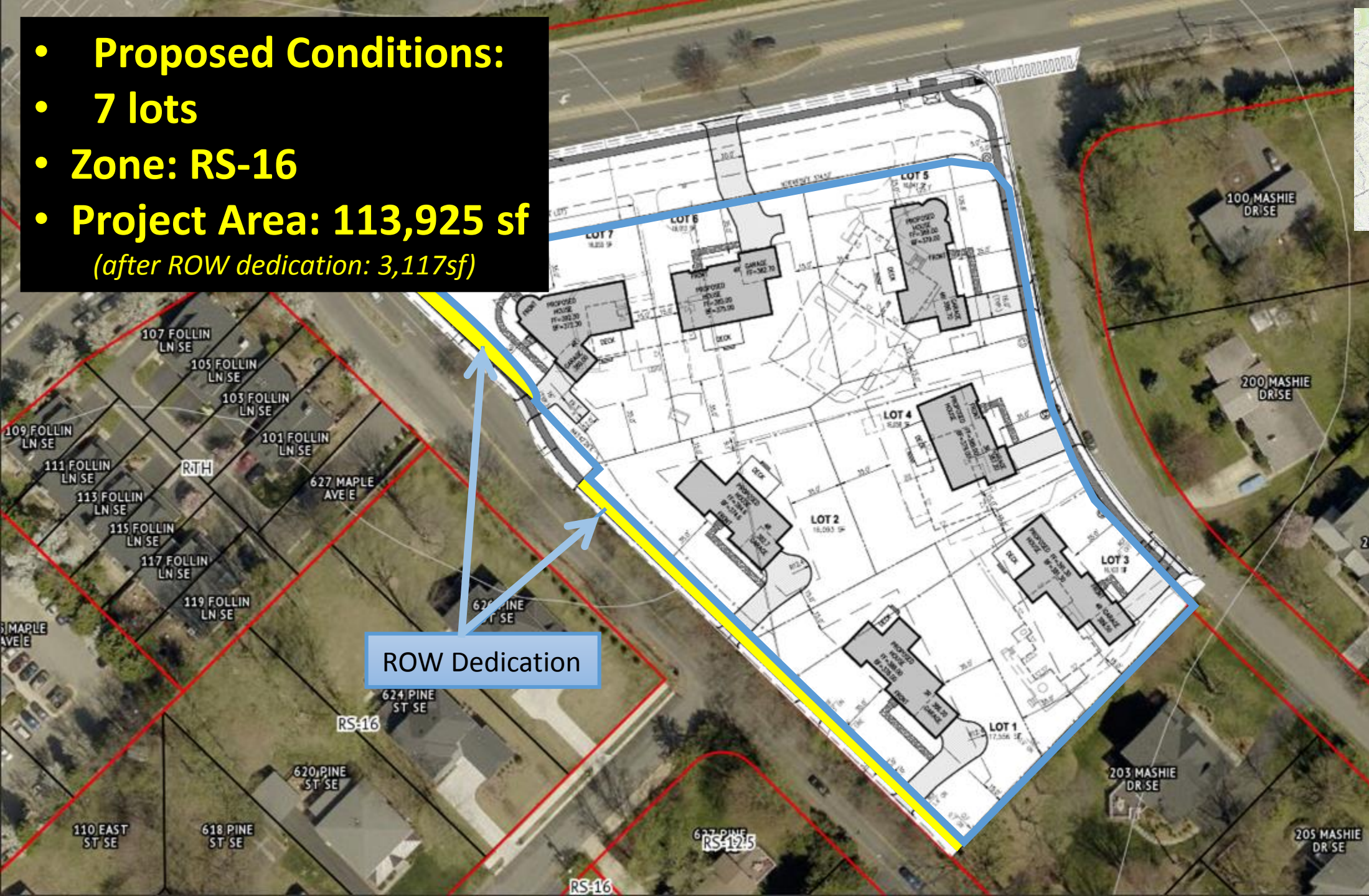
## \* Existing Conditions:

- 4 existing lots
- Zone: RS-16
- Project Area: 117,042 sf





- **Proposed Conditions:**
- **7 lots**
- **Zone: RS-16**
- **Project Area: 113,925 sf**  
(after ROW dedication: 3,117sf)



# Proposed RS-16 & Zoning Compliance

	Required/Allowed	Provided/Existing
Zone	RS-16	RS-16
Lot Area (sf)	16,000	<b>Compliance</b> (16,013-17,556)
Max. Lot Coverage (%)	25	<b>Compliance</b> (20.6-24.9)
Min. Setback (ft)	Front:35/Side:15 (corner lot 25)/Rear:35	<b>Compliance</b> [All Front: 35.1+/Side: 15.1-24 (corner lot: 25.1)/Rear: 35.1-65]
Min. Lot width (ft)	Front Lot Line:50, Front BRL:60, Midpoint: 90	<b>Compliance</b> (All Front Lot Line: 94'+, All Front BRL:102'+, All Midpoint: 104'+)
Max. Building Height (ft)	35	<b>Compliance</b> (34.9)
Max. Lot Shape Factor	25	<b>Compliance</b> (15.58-18.57)



# Tree Canopy

## Chapter 17 – SUBDIVISIONS

### Sec. 17-15.1. - Planting and replacement of trees.

A. The subdivision plan as required by this article shall be accompanied by a plan providing for the planting and replacement of trees on site during development to the extent that, **at maturity of 20 years**, minimum tree canopies or covers will be provided in the respective zoning districts of the Town as follows:

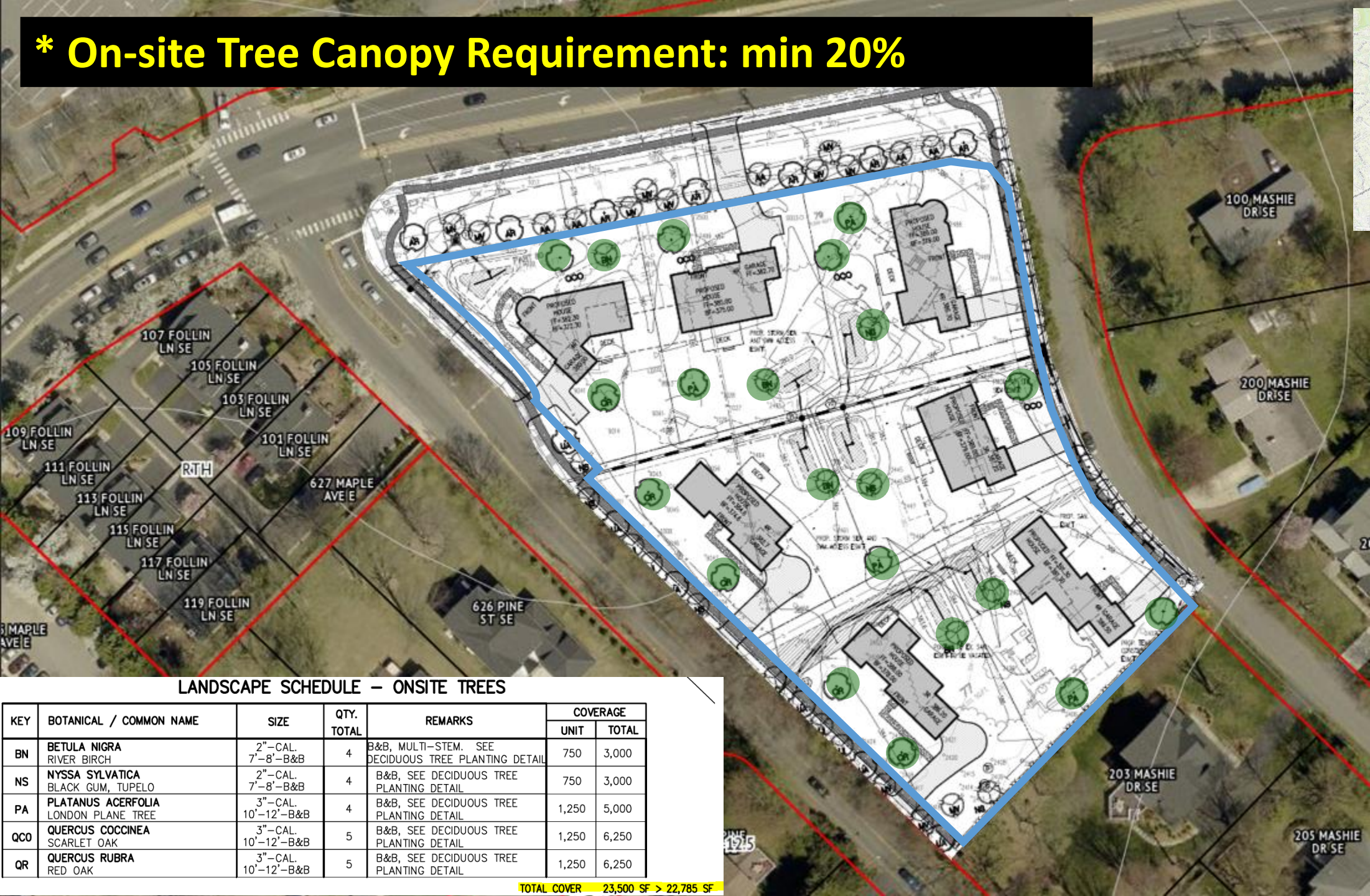
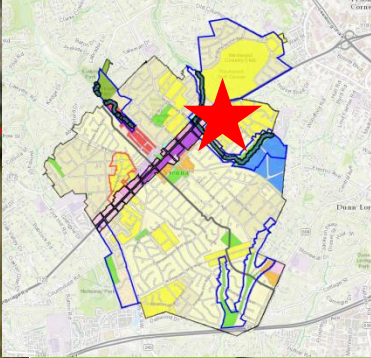
1. **20 percent tree canopy** in the **RS-16**, RS-12.5 and RS-10 zones.

Project proposal is fully compliant and developer agreed to put 20% tree canopy on each lot as requested by staff.





\* On-site Tree Canopy Requirement: min 20%



LANDSCAPE SCHEDULE – ONSITE TREES

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS	COVERAGE	
					UNIT	TOTAL
BN	BETULA NIGRA RIVER BIRCH	2"-CAL. 7'-8'-B&B	4	B&B, MULTI-STEM. SEE DECIDUOUS TREE PLANTING DETAIL	750	3,000
NS	NYSSA SYLVATICA BLACK GUM, TUPELO	2"-CAL. 7'-8'-B&B	4	B&B, SEE DECIDUOUS TREE PLANTING DETAIL	750	3,000
PA	PLATANUS ACERFOLIA LONDON PLANE TREE	3"-CAL. 10'-12'-B&B	4	B&B, SEE DECIDUOUS TREE PLANTING DETAIL	1,250	5,000
QCO	QUERCUS COCCINEA SCARLET OAK	3"-CAL. 10'-12'-B&B	5	B&B, SEE DECIDUOUS TREE PLANTING DETAIL	1,250	6,250
QR	QUERCUS RUBRA RED OAK	3"-CAL. 10'-12'-B&B	5	B&B, SEE DECIDUOUS TREE PLANTING DETAIL	1,250	6,250

TOTAL COVER 23,500 SF > 22,785 SF



705 Maple Ave E

Vienna, Virginia

Street View - Oct 2016

# Existing Tree Conditions & Staff Comments

- ISSUE: Trees are unhealthy & growth limited by the power lines
- SOLUTION: Developer to remove and provide many more new trees further away from the power line at his expense
- ISSUE: Monoculture plantings leave trees vulnerable to spread of disease



# \* Landscape Plan: Total of 48 street trees provided

Power Line

LANDSCAPE SCHEDULE – OFFSITE STREET TREES

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS
AA	AMELANCHIER ARBOREA DOWNY SERVICEBERRY	6'-8'-B&B	6	B&B, MULTI-STEM. SEE DECIDUOUS TREE PLANTING DETAIL
AR	ACER RUBRUM RED MAPLE	2"-2.5" CAL. 8'-10'-B&B	7	B&B, SEE DECIDUOUS TREE PLANTING DETAIL.
LI	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CRAPE MYRTLE	6'-8'-B&B	8	B&B, MULTI-STEM. SEE DECIDUOUS TREE PLANTING DETAIL
MV	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA	6'-8'-B&B	13	B&B, MULTI-STEM. SEE DECIDUOUS TREE PLANTING DETAIL
NS	NYSSA SYLVATICA BLACK GUM	2"-2.5" CAL. 8'-10'-B&B	4	B&B, SEE DECIDUOUS TREE PLANTING DETAIL.
QP	QUERCUS PHELLOS WILLOW OAK	2"-2.5" CAL. 8'-10'-B&B	4	B&B, SEE DECIDUOUS TREE PLANTING DETAIL.
UA	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM	2"-2.5" CAL. 8'-10'-B&B	6	B&B, SEE DECIDUOUS TREE PLANTING DETAIL.







ADJUSTED SITE AREA AFTER DEDICATION	113,825 SF
20% REQUIREMENT	22,765 SF

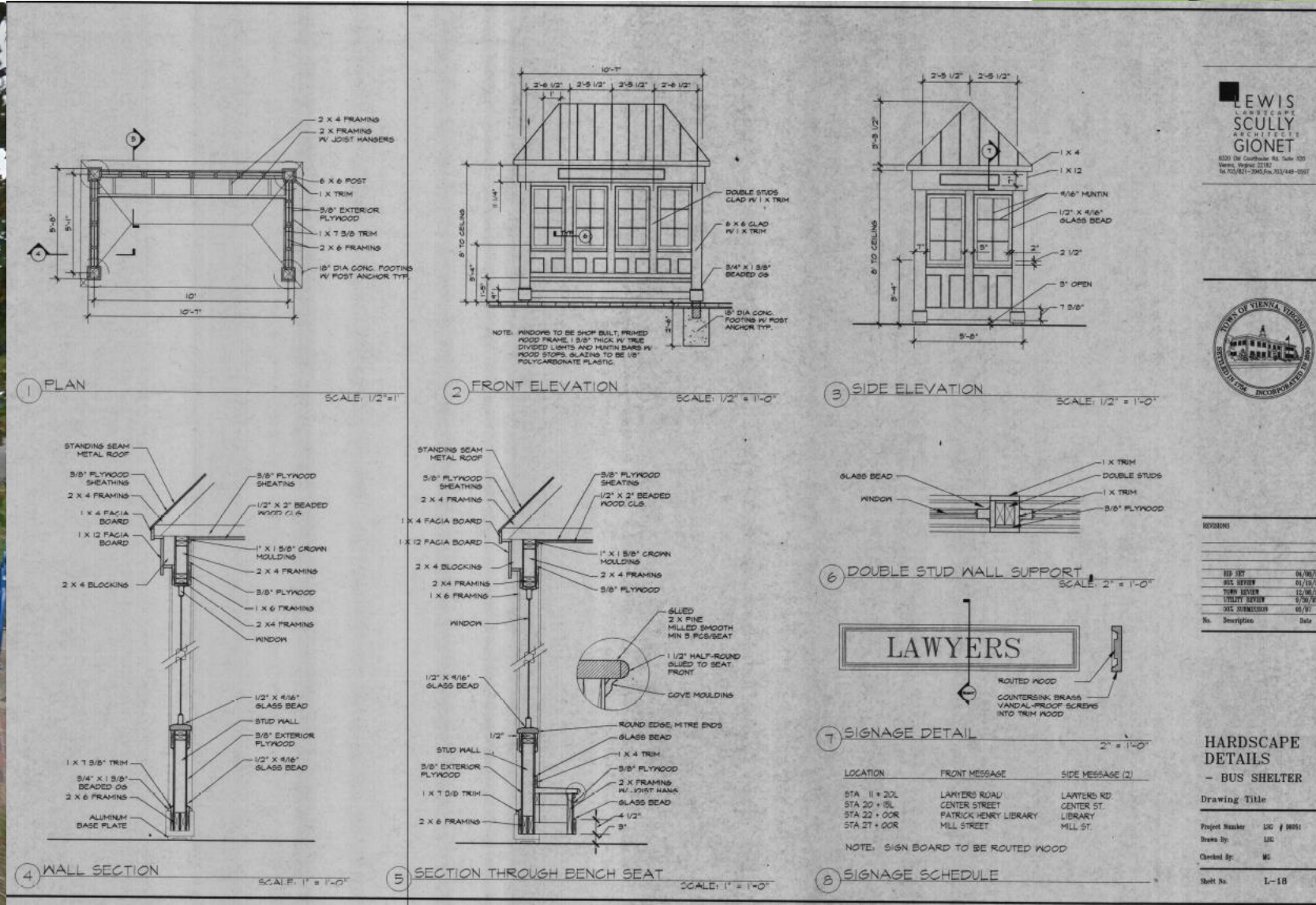
KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS	COVERAGE	
					UNIT	TOTAL
BN	BETULA PICEA SWEET BIRCH	2'-4'-CAL 10'-12'-SAR	4	BIRCH, SEE DECIDUOUS TREE PLANTING DETAIL	750	3,000
NS	NYSSA SYLVATICA RED-BELLIED NUT	2'-4'-CAL 10'-12'-SAR	4	BIRCH, SEE DECIDUOUS TREE PLANTING DETAIL	750	3,000
PA	PLATANUS ACERIFOLIA LONDON PLANE TREE	2'-4'-CAL 10'-12'-SAR	5	BIRCH, SEE DECIDUOUS TREE PLANTING DETAIL	1,250	5,000
QDO	QUERCUS COCAINE SCARLET OAK	2'-4'-CAL 10'-12'-SAR	5	BIRCH, SEE DECIDUOUS TREE PLANTING DETAIL	1,250	6,250
QR	QUERCUS RUBRA RED OAK	2'-4'-CAL 10'-12'-SAR	5	BIRCH, SEE DECIDUOUS TREE PLANTING DETAIL	1,250	6,250

TOTAL COVER: 23,500 SF > 22,785 SF

KEY	BOTANICAL / COMMON NAME	SIZE	QTY: TOTAL	REMARKS
AA	AMELANCHIER ALBOREA DOYEN'S SERVICEBERRY	6'-8"-B&B	6	B&B, MULTI-STEM. SEE DEODICUS TREE PLANTING DETAIL.
AR	ACER RUBRUM RED MAPLE	8'-10"-B&B	7	B&B, SEE DEODICUS TREE PLANTING DETAIL.
LI	LAGERSTROMIA INDICA "NATTHEE" WATER SHALY WORTLE	6'-8"-B&B	8	B&B, MULTI-STEM. SEE DEODICUS TREE PLANTING DETAIL.
MV	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA	6'-8"-B&B	13	B&B, MULTI-STEM. SEE DEODICUS TREE PLANTING DETAIL.
NS	NYSSA SYRIACA CHINA WALNUT	2'-5.5"-CAL 8'-10"-B&B	4	B&B, SEE DEODICUS TREE PLANTING DETAIL.
OP	QUERCUS PHILLOIDES BELLEVUE OAK	2'-5.5"-CAL 8'-10"-B&B	4	B&B, SEE DEODICUS TREE PLANTING DETAIL.
UA	ULMUS AMERICANA "PRINCETON" AMERICAN ELM	2'-5.5"-CAL 8'-10"-B&B	6	B&B, SEE DEODICUS TREE PLANTING DETAIL.

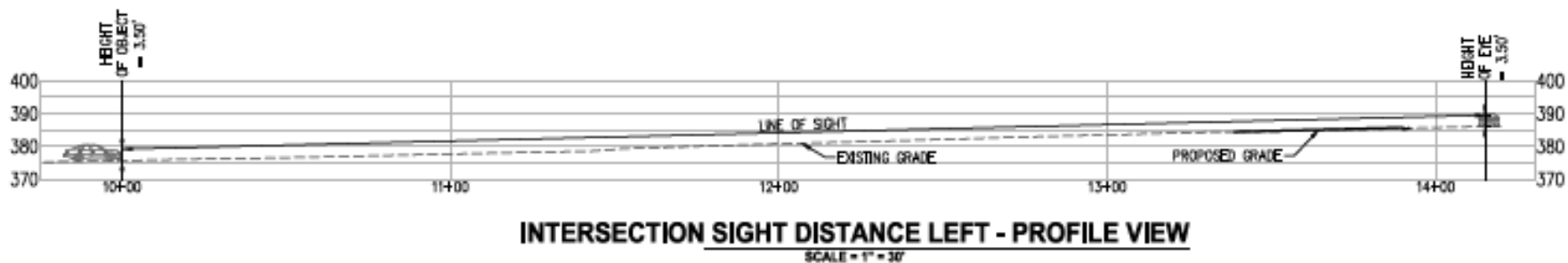
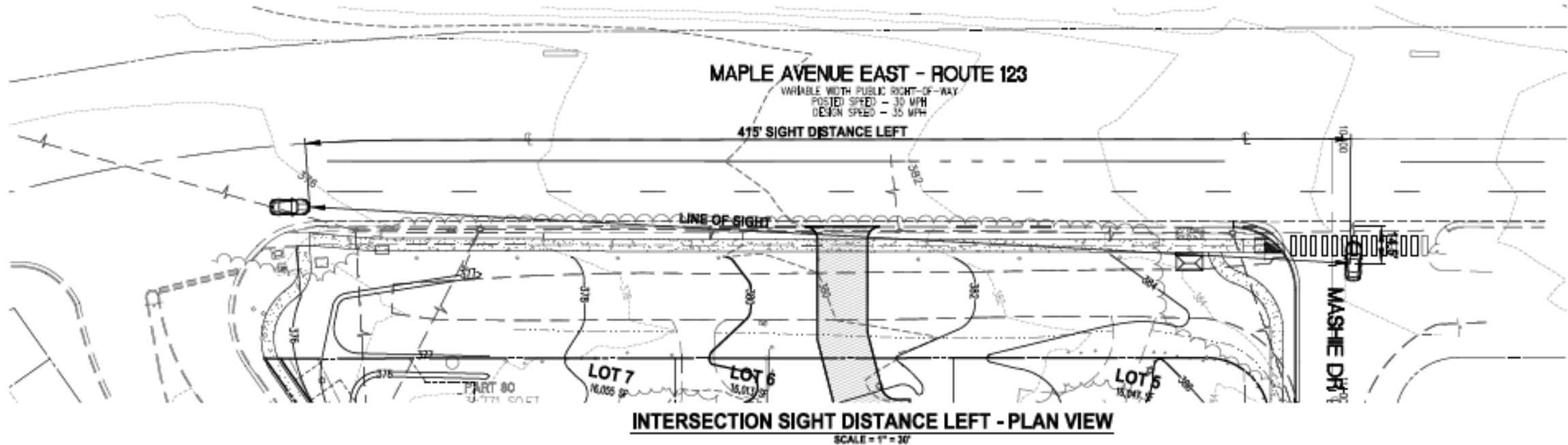


# Community Benefit *(not required item)*: Bus Shelter



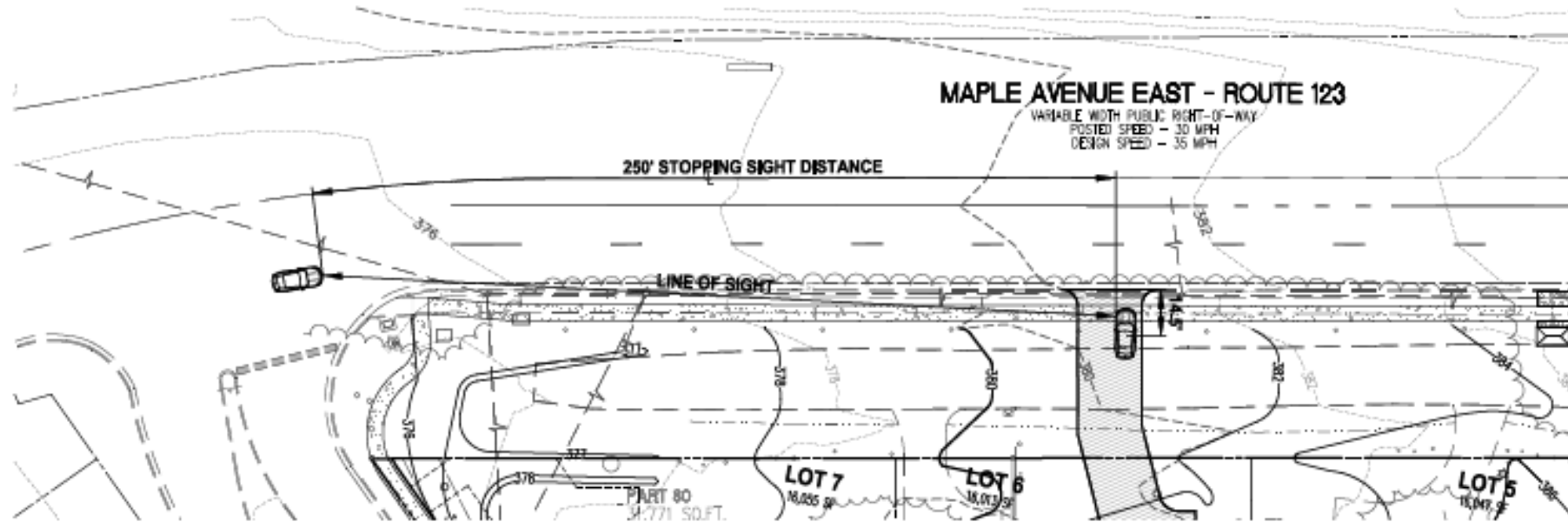


# Intersection Sight Distance



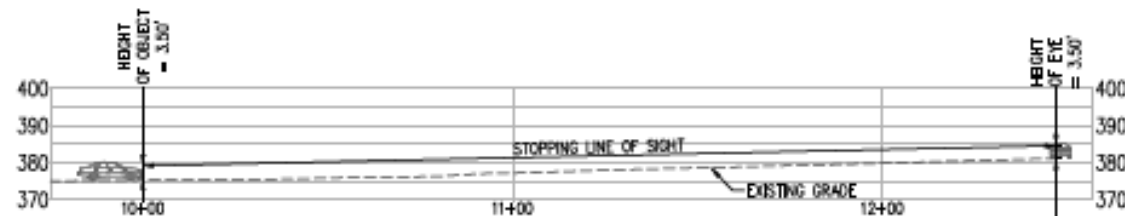


# Stopping Sight Distance: Stopping



**STOPPING SIGHT DISTANCE LEFT - PLAN VIEW**

SCALE = 1" = 30'



**STOPPING SIGHT DISTANCE LEFT - PROFILE VIEW**

SCALE = 1" = 30'



# Approval Process

- ***By-Right Use*** refers to a property owner's use of property and structures in a manner consistent with that which is listed as permissible in the zoning district in which his or her property is located. A use that is considered a “By-Right Use” is listed within each zoning district in the Zoning Ordinance
  - As long as the subdivision regulations are met, the Commission and Town Council cannot deny the application without just cause. There is no other approving body
- ***N/A- Protest against proposed change*** section is under Article 24-Rezoning and Code Amendments and is only applicable for rezoning (changes to the zoning map) proposals.
  - The applicant is not asking for any zoning changes but retaining the existing zoning as RS-16
- The Planning Commission is charged with reviewing all final plat applications and formulating a **recommendation** for consideration by the Mayor and Town Council.





# Review Process Comparison with Other Jurisdictions

Jurisdiction	Requires Administrative Review/Approval	Requires Planning Commission Review/Approval	Requires Council/Board Approval
<b>Town of Vienna</b>	<b>Yes</b>	<b>Yes (review)</b>	<b>Yes</b>
City of Falls Church	Yes	Yes (approval)	No
City of Alexandria	Yes	Yes (approval)	No
City of Manassas	Yes	Yes (approval)	No
City of Manassas Park	Yes	Yes (approval)	No
City of Fairfax	Yes	No for minor subdivisions (49 or less lots), approval for major subdivisions (over 50)	No
Town of Herndon	Yes	No	No
Arlington County	Yes	No	No
Fairfax County	Yes	No	No



# Landscape Rendering



**\* Staff Recommendation:** Including landscape improvement as part of a performance bond



# Review Timeline

## Code of Virginia

### § 15.2-2259. Local planning commission to act on proposed plat.

1. Except as otherwise provided in subdivisions 2 and 3, the **local planning commission or other agent** shall act on any proposed plat **within 60 days** after it has been officially submitted for approval by either approving or disapproving the plat in writing, and giving with the latter specific reasons therefor.

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## Town Code

### Sec. 17-29. - Actions of council.

- (a) The **Town Council shall, within 60 days from the date of submission of the final plat, approve, modify or disapprove such plat, and failure to act within 60 days shall be deemed approval.** The council's approval of the plat shall be certified by the mayor or other agent designated by the council and attested by the clerk, by so indicating on the final plat. If the plat is disapproved, a statement of the reason for such action shall be attached to the plat and returned to the subdivider.
- (b) The plat shall not be approved until the subdivider has complied with the general requirements and minimum standards of design in accordance with this chapter.





# Preliminary 6-lot Scheme

LOT 4 SITE ANALYSIS

DESCRIPTION	REQUIRED/ ALLOWED	PROVIDED/ EXISTING
ZONE	RS-16	RS-16
LOT AREA (SF)	16,000	23,303
MAXIMUM LOT COVERAGE (SF)	25% (4,000)	18%
HOUSE WITH PORCHES		2,568
DRIVEWAYS		1,529
SETBACK (FT)		
FRONT (50' MIN. ROW)	35	39.9
SIDE	15/25	15.1/35.4
REAR	35	332.3
LOT WIDTH (FT)	50/65/90	
@ FRONT LOT LINE	50	52
@ FRONT BAL (35')	65	65
@ MIDPOINT	90	91
LOT SHAPE FACTOR (MAX.)	25	25.0
PERIMETER (FT)		760.0

LOT 5 SITE ANALYSIS

DESCRIPTION	REQUIRED/ ALLOWED	PROVIDED/ EXISTING
ZONE	RS-16	RS-16
LOT AREA (SF)	16,000	16,076
MAXIMUM LOT COVERAGE (SF)	25% (4,000)	19%
HOUSE WITH PORCHES		2,387
DRIVEWAYS		663
SETBACK (FT)		
FRONT (50' MIN. ROW)	35	35.3
SIDE	15/25	15.1/35.4
REAR	35	35.7
LOT WIDTH (FT)	50/65/90	
@ FRONT LOT LINE	50	50
@ FRONT BAL (35')	65	65
@ MIDPOINT	90	90.8
LOT SHAPE FACTOR (MAX.)	25	22.4
PERIMETER (FT)		634.0

LOT 6 SITE ANALYSIS

DESCRIPTION	REQUIRED/ ALLOWED	PROVIDED/ EXISTING
ZONE	RS-16	RS-16
LOT AREA (SF)	16,000	16,009
MAXIMUM LOT COVERAGE (SF)	25% (4,000)	23%
HOUSE WITH PORCHES		3,020
DRIVEWAYS		723
SETBACK (FT)		
FRONT (50' MIN. ROW)	35	36.5
SIDE	15/25	15/25.5
REAR	35	35.7
LOT WIDTH (FT)	50/65/90	
@ FRONT LOT LINE	50	73.9
@ FRONT BAL (35')	65	391.2
@ MIDPOINT	90	139.9
LOT SHAPE FACTOR (MAX.)	25	18.7
PERIMETER (FT)		632.6

LOT 1 SITE ANALYSIS

DESCRIPTION	REQUIRED/ ALLOWED	PROVIDED/ EXISTING
ZONE	RS-16	RS-16
LOT AREA (SF)	16,000	16,008
MAXIMUM LOT COVERAGE (SF)	25% (4,000)	23%
HOUSE WITH PORCHES		3,085
DRIVEWAYS		662
SETBACK (FT)		
FRONT (50' MIN. ROW)	35	35.3
SIDE	15/25	15.2/35.2
REAR	35	36.1
LOT WIDTH (FT)	50/65/90	
@ FRONT LOT LINE	50	72.9
@ FRONT BAL (35')	65	92.2
@ MIDPOINT	90	138
LOT SHAPE FACTOR (MAX.)	25	19.9
PERIMETER (FT)		632.6

LOT 3 SITE ANALYSIS

DESCRIPTION	REQUIRED/ ALLOWED	PROVIDED/ EXISTING
ZONE	RS-16	RS-16
LOT AREA (SF)	16,000	16,074
MAXIMUM LOT COVERAGE (SF)	25% (4,000)	17%
HOUSE WITH PORCHES		2,188
DRIVEWAYS		564
SETBACK (FT)		
FRONT (50' MIN. ROW)	35	35.2
SIDE	15/25	15.1/35.2
REAR	35	40.9
LOT WIDTH (FT)	50/65/90	
@ FRONT LOT LINE	50	51.9
@ FRONT BAL (35')	65	72.2
@ MIDPOINT	90	123.1
LOT SHAPE FACTOR (MAX.)	25	21.5
PERIMETER (FT)		633.9

LOT 2 SITE ANALYSIS

DESCRIPTION	REQUIRED/ ALLOWED	PROVIDED/ EXISTING
ZONE	RS-16	RS-16
LOT AREA (SF)	16,000	16,017
MAXIMUM LOT COVERAGE (SF)	25% (4,000)	23%
HOUSE WITH PORCHES		2,825
DRIVEWAYS		680
SETBACK (FT)		
FRONT (50' MIN. ROW)	35	35.7
SIDE	15/25	15.2/35.1
REAR	35	35.4
LOT WIDTH (FT)	50/65/90	
@ FRONT LOT LINE	50	51.2
@ FRONT BAL (35')	65	65.7
@ MIDPOINT	90	90.1
LOT SHAPE FACTOR (MAX.)	25	18.8
PERIMETER (FT)		632.8

OVER ALL SITE AREA TABULATION	
	(SF)
TOTAL GROSS SITE AREA	337,242
AREA OF DEDICATION	33,759
AREA OF LOT COMBINED 6 LOTS	303,483

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	39.27'	80°00'00"	25.00'	35.36'	S56°10'00"E
C2	273.85'	167.85'	35°07'30"	86.65'	165.20'	S28°43'46"E
C3	273.85'	18.61'	35°07'30"	8.31'	18.61'	S37°08'30"E
C4	273.85'	87.31'	18°18'38"	44.13'	87.14'	S34°13'00"E
C5	273.85'	61.74'	12°35'12"	31.00'	61.67'	S39°48'56"E

PROPOSED R.O.W. DEDICATION 570 SF

PROPOSED R.O.W. DEDICATION 2,457 SF

