



From: Stephen Kenney, Chairman Planning Commission

To: Town Council, Town of Vienna

Meeting Date: January 8, 2020

Re: Update to the TOV Comprehensive Plan: Changes to the Future Land Use Plan and Community Facilities and Services chapter

Overview

During the aforementioned Planning Commission meeting we reviewed the adjustments to the Town of Vienna's Comprehensive Plan for some Town-owned properties, referred to the Planning Commission by the Town Council. One located at 114 Locust Street SW and the other located at 440 Beulah Rd NE. Specifically, we reviewed the need to amend the Future Land Use Plan (page 38) and Community Facilities and Services chapters (page 98-99).

A few citizens appeared at the Planning Commission meeting regarding the proposed revision to the Comprehensive Plan. Most seemed more interested in discussing specifics of the site plan for the proposed police station (storm water run-off in particular) than having any particular objection to the motion. One citizen spoke about the Beulah Road property, asking if there were any long-term plans for the property.

Staff reached out to Fairfax County Department of Planning and Development for comments on the proposed changes. They concluded there would be no adverse land use impacts.

Planning Commission Action and Concerns

In general, the Planning Commission had no concerns with making the adjustment to the Comprehensive Plan. As explained to the citizens in attendance, this action is only meant to allow for the 'what if' scenario to happen in the future in both locations. After some discussion the commissioners asked to review and vote on the adjustments to the Comprehensive Plan by location and section rather than as a single motion.

Commissioner McCullough made a motion to recommend to Town Council amending the Comprehensive Plan's Future Land Use Plan designating town owned properties located at 114 Locust Street SW and 440 Beulah Road NW as Governmental.

Motion: McCullough

Second: Gelb

Vote: 9-0



Commissioner Gelb made a motion to recommend to Town Council amending the Comprehensive Plan's Community Facilities and Services Chapter, amending text under the "Beulah Road Mulch Yard" subsection as presented by staff.

Motion: Gelb

Second: McCullough

Vote: 9-0

Commissioner Gelb made a motion to recommend to Town Council amending the Comprehensive Plan's Community Facilities and Services Chapter, amending text under the "Police Department" subsection striking out proposed staff language, inserting a new sentence to read; "A facility is planned to be built in place of the existing and abutting residential property", for 114 Locust Street SW, which the Town purchased in 2013 to meet the needs of the department.

The minority wanted to stick with the original staff-recommended language which stated, "A new police facility will be built..." (page 99 under Police Department). They felt the original language was more accurate in conveying the intentions of the Town more accurately. In particular, since the Town is vocal and transparent in their intent to redevelop the site, including financing considerations, engineering studies, and purchase of the house on Beulah as the temporary station during construction. They also felt the Comprehensive Plan, as a roadmap for the future of the Town should, where appropriate, make declarative statements on actions that will occur.

In the end the majority on the PC decided this read more like the project was a given, rather than a project still under design review and open for adjustment or modifications. The PC elected to soften the language somewhat to convey the Town's intention to one of planning to build a facility.

Motion: Gelb

Second: Miller

Vote: 8-1

Nay: McCullough