

# Town of Vienna

## Council Agenda Communication

Date	Agenda Item	Subject	Page 1 of <u>2</u> Pages
12/3/90	#5	REQUEST FOR SITE PLAN MODIFICATION AND WALL WAIVER REQUEST FOR THE PROPOSED VIENNA POLICE BUILDING ON PROPERTY LOCATED AT 110 LOCUST ST.S.W.	

ORIGINATING DEPARTMENT: Department of Planning & Zoning

EXPLANATION AND SUMMARY:

The new Police Building is proposed for location on the 1.045 acre site that is presently occupied by the Bowman House. The conceptual site plan, as approved by the Town Council on November 4, 1990 indicates that the Bowman House will remain in its present location, and the new 9,800 square foot police facility will be located approximately 40 feet towards the rear of the parcel.

The revised site plan has been approved by staff, with exception of three modifications to the Town Code requirements, which include a parking reduction from 59 to 47 on-site spaces, a lot coverage of 46% as opposed to the maximum of 25%, and a waiver of the required masonry wall along the southeast property line between this parcel and Faith Baptist Church.

The Planning Commission considered the site plan modification requests at its regular meeting of November 14, 1990, and recommended approval by a unanimous vote. The Commission also considered the conditional use permit at this same meeting, and has recommended approval to the Board of (con't Page 2)

DOCUMENTS ATTACHED OR ENCLOSED:

- (1) Revised Site Plan
- (2) Planning Commission Memorandum dtd 11/20/90
- (3) Planning Commission Minutes and staff reports

DEPARTMENTAL RECOMMENDATION:

The Director of Planning & Zoning concurs with the recommendation of the Planning Commission, recommending approval of the request for site plan modification and wall waiver.

TOWN MANAGER'S RECOMMENDATION:

Concur

COST AND FINANCING:

N/A

PROPOSED OR SUGGESTED MOTION:

"I move for the approval of the request for a site plan modification by the Town of Vienna for the proposed Vienna Police facility at 110 Locust Street, S.W., to include a reduction in the number of required parking spaces from 59 to 47, a lot coverage of 46% and a waiver for the construction of a masonry wall along the southeast property line. I further move that Peck, Peck & Associates be authorized to begin the Design Phase of this project."

Disposition of Council

*Site plan modifications: lot coverage and reduction in required parking spaces. Approved 6-0*  
*Wall waiver request deferred for now - set in plans*  
*Final site plan approved by Town Council - recommended*  
*4-0 Approved 6-0*

Approved: SAM 6-0

Denied: \_\_\_\_\_

Deferred: Wall waiver 6-0

Other: \_\_\_\_\_

*12-3-90*

Date	Agenda Item	Page
12/3/90	#5	2

Zoning Appeals. The Board of Zoning Appeals received testimony during its regular meeting of November 21, 1990 and approved the application for a conditional use permit.

# MEMORANDUM

TO: Mayor and Town Council

FROM: Marshall O. Potter, Jr., Chairman, Planning Commission

DATE: November 20, 1990

SUBJECT: Recommendation to the Town Council on a site plan modification for a reduction in the number of required parking spaces and excess lot coverage, and a wall waiver request for the Vienna Police Building on property located at 110 Locust Street, S.W., in the RM-2, Multi-Family Residential zoning district. Filed by the Town of Vienna, owner.

By a vote of 8-0, with one Commissioner absent due to sickness, the Planning Commission voted to recommend to the Mayor and Town Council that the aforementioned application be approved. No testimony was received either for or against this proposal during the public hearing, other than that from the applicant. The following modifications were considered by the Commission:

## Parking:

Fifty-four parking spaces are required for this property, forty-seven spaces would be provided. The twelve additional spaces can be obtained from the Faith Baptist Church which is an adjoining land owner. These spaces will be provided to the Police Department on a yearly lease basis. In addition, there are twelve other spaces that have been designated as "Court Parking" across Center Street, South, in the vicinity of the Vienna Elementary School. The Vienna Court meets once a week. All of the aforementioned adjoining parking spaces are within four-hundred feet of the property.

The fifty-nine spaces take into account both the Bowman House, which encloses 2,893 square feet and is used by the Department of Parks and Recreation, and the proposed Vienna Police Department building which is to contain 9,800 square feet with one story above ground and one story below. There will be two parking lots on the property. The parking lot that will be accessed by Center Street, S., will be for use of both the Police Department and the Department of Parks and Recreation. The other lot, with access from Locust Street, S.W., will provide parking spaces from the Faith Baptist Church will connect to the Police Department building and the employee parking area.



**Excess Lot Coverage:**

It is necessary that the Police Department building be located in a location central to the Town of Vienna. It is noted that the Faith Baptist Church property has an excess lot coverage of 42 percent. The townhouse project at Park and Locust Streets, S.E., has an approved lot coverage of 56 percent. It is submitted that the 46% lot coverage is in conformity with existing adjoining lot coverage.

**Wall Waiver Request:**

With regard to the request for the waiver of a wall between the Police Department Building and the Faith Baptist Church, it is observed that the uses of the adjoining properties are similar. The Faith Baptist Church is "semi-private" in nature. The Police Department building and Bowman House building are "public" in nature. The landscaping screen that is to be placed between the two properties should effectively mitigate any "intensity of use" aspects that the Police Building will cause. In addition, over eighty feet of the 270-foot common boundary is screened by an exterior wall of the Church.

The Planning Commission submits that for these reasons, the requested waiver by the applicant should be granted.

ITEM NO. 4:

Recommendation to the Town Council on a site plan modification for a reduction in the number of required parking spaces and excess lot coverage, and a wall waiver request for the Vienna Police Building on property located at 110 Locust Street, S.W., in the RM-2, Multi-Family Residential zoning district. Filed by the Town of Vienna, owner.

AND

ITEM NO. 5:

Recommendation to the Board of Zoning Appeals on a conditional use permit for the Vienna Police Building on property located at 110 Locust Street, S.W., in the RM-2, Multi-Family Residential zoning district. Filed by the Town of Vienna, owner.

The Town Council approved the sale of general obligation bonds for the first phase of the Town's Capital Improvements Program at a special meeting held on July 18, 1990. Included within this financial package of proposed public facilities is the new Police Building, which is contemplated for construction on the site of the existing Bowman House and located on the southernmost corner of the intersection of Center Street, S., and Locust Street, S.W.

The Town Council has considered several different architectural schemes for placement of the new structure upon the 1.045 acre RM-2 zoned subject tract. Options ranged from the retention of the Bowman House in its present location to that of moving it elsewhere on the same site, along with a variety of different locations and arrangements for the Police Facility. The final decision, as formulated by the Town Council, is now embodied in the request before the Planning Commission.

The revised site plan indicates that the Bowman House (211 Center Street, South) will remain in its present location. The building contains an area of approximately 2,893 square feet and is used by the Department of Parks and Recreation for a variety of arts and crafts functions.

The new Police Building (110 Locust Street, S.W.) is proposed for a location approximately 40 feet to the southwest of the Bowman House. The facility will contain an area of approximately 9,800 square feet, with one story above ground and one below. On-site parking will be provided for 47 vehicles in two separate lots. The parking lot accessible from Center Street, South, will be utilized as public parking for both the Police Building and the Bowman House, while the Locust Street lot will provide parking for Police Department employees.

The staff has carefully evaluated the revised site plan for the subject property and notes that it meets all of the requirements



of the Town Code save three. A proposed reduction in the number of on-site parking spaces along with a lot coverage in excess of twenty-five percent will require site plan modification approval from the Town Council after review and recommendation from the Planning Commission. The requested waiver of the wall requirement between the Faith Baptist Church and the subject property will require similar approval.

Section 18-130H of the Town Code requires on-site parking for 59 vehicles, 3 of which must be reserved for the physically handicapped. The proposed plan indicates a total of 47 on-site spaces, with 12 additional off-site spaces to be derived from the adjacent parking lot for the Faith Baptist Church. These spaces will be connected to both the Police Building and the employee parking area by a six-foot-wide concrete sidewalk (a parking agreement between the Town and the church has been approved as a part of this proposal). The proposed modification would permit the reduction of required on-site parking from 59 to 47 spaces.

Section 18-58I of the Town Code specifies, by reference from Section 18-15F, a maximum lot coverage of 25 percent on the subject tract. The proposed site plan modification would permit a lot coverage of 46 percent, which is inclusive of all proposed structures and parking areas.

Section 18-172 of the Town Code requires the construction of 6-foot masonry walls between certain zoning districts. The parcel located immediately to the southwest of the RM-2 zoned subject tract is presently zoned RS-10 and is utilized for single family purposes. It is clear from our review of this Code section that a wall will be required along the boundary line between these two parcels, and such a wall has been so indicated on the revised site plan.

This same Code section also states, in part: "... all land zoned C-1, C-1A, C-2, RM-2, RTH or CM on which any industrial, commercial, townhouse or multi-family house use is conducted shall be screened from all adjacent property in any detached residential zone". After review of this language, it is our belief that a wall will also be required along the common property line between the subject tract and the RS-10 zoned Faith Baptist Church (the staff has taken this position because it can be argued that the Police Building will be operating in a fashion similar to that of a privately-owned commercial land use).

Approval of a "wall waiver" by the Town Council (after recommendation from the Planning Commission) will be required in accordance with Section 18-172. According to the revised site plan, the common property line between the Town's property and that of the church is approximately 270 feet in length. In addition, it should be noted that the new addition to the Faith Baptist Church was approved by the Town in 1987, at a distance of 12 feet from the property line, and with a total lot coverage of 42 percent.

A proposed conditional use permit is required for the subject property in accordance with Section 18-56 of the Town Code. This section incorporates Section 18-13 by reference, and includes "public buildings and uses" as one of the categories for which a conditional use permit is required.

An analysis of surrounding land uses indicates that public and semi-public land uses abut the subject parcel along the northeasterly and southeasterly property lines. A combination of multi-family residential and medical office land uses is situated on the parcel located across Locust Street, S.W., from the subject tract and a minister's residence owned by the church is situated immediately to the southwest of this tract.

The staff's recommendations with respect to this proposal are as follows:

A. ITEM NO. 4:

1. Site Plan Modification:

- a. **Parking reduction from 59 to 47 spaces on-site:** The staff recommends approval of the reduction because 12 parking spaces will be provided by the Faith Baptist Church, several on-street parking spaces exist adjacent to the subject tract, and an additional 12 spaces are available in that parking area designated as "Court Parking" on the opposite side of Center Street, South, in that vicinity of Vienna Elementary School. All such parking is clearly within 400 feet of the principal entrance to the new Police Building.
- b. **Excess lot coverage:** The staff recommends approval of this request as well, noting the unique circumstances of the subject tract and the overriding necessity of placing this facility within a centrally-located area of the Town of Vienna. It is noted, as well, that the proposed lot coverage of 46 percent is similar in nature to the 42 percent coverage as approved for the adjacent church site, and well under the 56 percent lot coverage as approved for the Park and Locust Street, S.E., townhouse project.

2. Wall Waiver Request: The staff recommends approval of the wall waiver request after an analysis of both the existing and proposed uses for each parcel. We note that land uses types for the adjoining parcels are similar; as the Town-owned parcel is categorized as public, and the church is semi-public in nature. The placement of a landscaping screen between the proposed Police Building and the Faith Baptist Church should effectively serve in the mitigation of any increased "intensity of use" that will result from the establishment of a 24-hour operation on the subject tract. Moreover, the staff has considered that approximately 84 feet of



the 270 foot common boundary is "screened" in the form of the exterior wall for the new church addition (a setback variance was granted to permit its placement at a distance of 12 feet from the property line as opposed to the required minimum of 40 feet).

B. ITEM NO. 5:

1. Conditional Use Permit: The placement of the Police Building at this location is clearly a logical extension of the public land uses that currently exist in this area of the Town. Mitigating factors incorporated into the site plan (such as the masonry wall along the southwesterly property line) eliminate concerns relative to the proposal's impact upon the adjacent church-owned residential dwelling. Favorable action on the conditional use permit is, therefore, recommended by the staff.

ITEM NO. 6:

Recommendation to the Board of Zoning Appeals for a conditional use permit to construct a car wash facility at the Mobil Oil Corporation service station on property located at 308 Maple Avenue, East, in the C-2, General Commercial zoning district. Filed by Marie Travesky, agent for the Mobil Oil Corporation, owner.

Mobil Oil Corporation purchased the former British Petroleum service stations in Northern Virginia in late 1988. As a part of their acquisition, Mobil has converted each of these stations into the standard Mobil design; modification of the station at 308 Maple Avenue, East, occurred during mid-1989.

Comprising 36,300 square feet in area, the existing C-2 zoned parcel contains an existing cashier and retail sales building along with an overhead canopy that provides cover for six gasoline pump islands. The rear 95 feet of the site is presently unused, although the area is well landscaped. An existing "stepped" brick wall, with a minimum height of six feet, separates the rear property line of this tract from adjacent RS-16 zoned property.

A revised site plan has been filed by the applicant for the conversion of the front 60 feet of this landscaped area into a free-standing car wash facility. Approximately 18 existing trees will be removed in this area; the placement of an equal number of new trees is contemplated for that remaining area to the rear of the car wash facility and along the northeasterly property line.

The revised site plan has been reviewed by the staff, and has been approved after a determination that the plan meets all of the technical provisions of the Town Code (including the stacking requirements for car wash facilities as set forth in Section 18-



REGULAR AGENDA ITEMS

Planning  
Commission  
Minutes

ITEM NO. 4:

Recommendation to the Town Council on a site plan modification for a reduction in the number of required parking spaces and excess lot coverage, and a wall waiver request for the Vienna Police Building on property located at 110 Locust street, S.W., in the RM-2, Multi-Family Residential zoning district. Filed by the Town of Vienna, owner.

AND

ITEM NO. 5:

Recommendation to the Board of zoning Appeals on a conditional use permit for the Vienna Police Building on property located at 110 Locust Street, S.W., in the RM-2, Multi Family Residential zoning district. Filed by the Town of Vienna, owner.

Kevin Murray, President of Tri-Tech Engineering, was present on behalf of the application

Mr. Murray stated that the site is currently developed with the Bowman House and the proposed plan would leave the house at its present location and construct a new 9,800 square foot police building to the rear. Mr. Murray stated that this is just a conceptual site plan.

Mr. Murray stated the first issue concerns parking requirements for the site. Mr. Murray stated that the Police Building would be considered as a commercial use whereby the required parking spaces would be one to 200 square feet. The combination of the two buildings being on one lot would yield a net requirement of fifty-nine spaces. Mr. Murray stated that it would not be feasible to place fifty-nine spaces on-site. Forty-seven spaces will be on-site, with twelve additional spaces being provided by the Faith Baptist Church via an agreement with the Town.

The net lot coverage would be about forty-six percent, which is well above the twenty-five percent level, but not an uncommon number relative to surrounding properties. The intended use of this property inherently causes a development project to go over the allowable lot coverage. It is not out of conformance, however, with similar adjoining properties.

Mr. Murray stated that on the southwestern side of the site a six-foot masonry screening wall is being proposed, providing a visual separation between the proposed public use and the adjoining residential use, which is owned by the Faith Baptist Church. The property line to the southeast, between the proposed site and the Faith Baptist Church also would require the construction of a masonry wall. Mr. Murray proposed a buffer screening of a vegetated nature, which he feels it would be more appropriate.

Mr. Barnett asked if there was a long term agreement with the Faith Baptist Church regarding the twelve parking spaces.

Mr. Schoeberlein stated that the Town currently has a letter from Faith Baptist Church granting the Town permission to use the twelve spaces. The initial term is a one year period and in the event this does not work out the Town has twelve spaces 400 feet across the street from the proposed site that can be used.

Ms. Flynn asked about the storm water waiver. Ms. Flynn stated that the increase in stormwater runoff is directly related to the amount of impervious surface and the impervious surface will be increased here.

Mr. Murray stated that they're not in the stage of design yet, but stated that the pavement would be porous. Mr. Murray stated that the water will not run off in such a manner that is conducive to collecting the water. Ms. Flynn asked Mr. Murray to look further into this further in conjunction with further development with the request for a storm water waiver.

Mr. Attanasi asked if a firing range would be included within the building. Mr. Murray stated that there will be one located on the lower level.

Mr. Attanasi asked if the 9,800 square feet area includes the basement, to which the answer was yes.

Mr. Attanasi expressed his concern about the noise level beyond the building from the firing range.

D. Kirk Copeland, architect of Peck & Peck Associates, Inc., stated that the proposed enclosure takes into account the sound levels that would emanate beyond the enclosure of the firing range. He notes that the decibel levels are acceptable for office use directly above, so that they would also be acceptable for surrounding residential areas.

Mr. Attanasi asked for the decibel reading to which Mr. Copeland responded that he would get this for the Commission.

Mr. Copeland stated that the asphalt of the parking itself will dampen any sound from the firing range.

Mr. Barnett asked if the basement was completely below grade to which the answer was yes.

Chairman Potter asked if there was anyone in the audience to speak either for or against this proposal. There was none.

It was moved to recommend to the Town Council approval of a site plan modification for a reduction in the number of required parking spaces and excess lot coverage, and a wall waiver request



for the Vienna Police Building on property located at 110 Locust Street, S.W., in the RM-2, Multi-Family Residential zoning district. Filed by the Town of Vienna, owner.

Motion: Brenkus  
Second: Chumley  
Carried: 8-0

Absent: Thomas

It was moved to recommend to the Board of Zoning Appeals approval of a conditional use permit for the Vienna Police Building on property located at 110 Locust Street, S.W., in the RM-2, Multi-Family Residential zoning district. Filed by the Town of Vienna, owner.

Motion: Brenkus  
Second: Barnett  
Carried: 8-0

Absent: Thomas

#### ITEM NO. 6:

Recommendation to the Board of Zoning Appeals for a conditional use permit to construct a car wash facility at the Mobil Oil Corporation service station on property located at 308 Maple Avenue, East, in the C-2, General Commercial zoning district. Filed by Marie Travesky, agent for the Mobil Oil Corporation, owner.

Marie Travesky was present on behalf of the application.

Mrs. Travesky stated that Mobil is going to add a thirty-six foot car wash to the existing service station. Mrs. Travesky stated that there is approximately ninety-five feet to the rear of the property that is not being utilized. Mrs. Travesky stated that Mobil will be adding a great deal of landscaping around the back of the building and additional landscaping along the sides. Mrs. Travesky stated that they exceed the required number of stacking spaces and meet all the requirements of the Town ordinance.

Mr. Attanasi asked what happens to the water when it's used in the car wash.

Mr. Charles Dunlop, Engineer, stated that most of the water is recycled within the system. He noted that there are a couple of holding tanks within the floor of the car wash where the water flows into and is used in the rinse cycle. Mr. Dunlop stated that only about six gallons of that actually flows into the sanitary sewer system.

Mr. Attanasi asked about the noise level at the boundary.