




STAFF REPORT COVER SHEET

May 20, 2020

Addresses:	215 Center St S, 114 Locust St SW	Case Number:	PF-16-20-CUP
Public Meeting Date:	5/20/2020	Applicant:	Town of Vienna
Board/Commission:	Board of Zoning Appeals	Owners:	Town of Vienna
Existing Zoning:	RM-2, RS-10	Existing Land Use:	Governmental
Brief Summary of Request:	Request for a conditional use permit for a new public building (new police station).		
Site Improvements:	Demolition of existing police station and single-family detached dwelling and construction of new police station building		
Size of Property:	67,320 square feet/1.54 acres (includes both lots)		
Public Notice Requirements:	Advertisement for two successive weeks of meeting in a newspaper having paid general circulation in the Town prior to Board of Zoning Appeals meeting	Advertisement for BZA meeting, scheduled for May 20, 2020, to be published on May 6, 2020 and May 13, 2020.	
	Written notice by registered or certified mail of hearing to property owners of subject site and property owners/agents/occupants abutting and immediately across from subject site at least 5 days prior to public hearing	13 certified postcards were sent on May 4 to adjacent, abutting and immediately across the street property owners/agents/ occupants and subject property owners notifying them of the Planning Commission meeting as a courtesy and of the Board of Zoning Appeals hearing.	
	Posting of the property at least ten days prior to the public hearing	Two signs posted in front of both lots along Locust Street SW on May 1, 2020 with dates of Planning Commission meeting and Board of Zoning Appeals hearing.	
Brief Analysis			
<p>PROPERTY HISTORY</p> <p>The subject site consists of the existing 1-story police station and a 1-story single-family detached dwelling. The Bowman House, a historic school/residential home is also located on the subject site.</p> <p>COMPATIBILITY WITH THE COMPREHENSIVE PLAN</p> <p>The Comprehensive Plan was recently amended to show 114 Locust Street SW as governmental in the Future Land Use Plan and include language about the new police station being planned to be built at the subject site (215 Center St S and 114 Locust St SW).</p> <p>COMPATIBILITY WITH THE ZONING ORDINANCE</p> <p>The proposed public building is allowed with approval of a conditional use permit. Approval of modifications of requirements are required for lot coverage, parking, and the location of a masonry screening wall.</p>			
Attachments:	Project Narrative <input checked="" type="checkbox"/> Civil Drawings <input checked="" type="checkbox"/> Proposed Floor Plans & Elevations <input checked="" type="checkbox"/> Arch. Renderings <input checked="" type="checkbox"/>		
Author: Frank Simeck, CZA, Zoning Administrator			

ITEM NO. 1

Request for a conditional use permit for a new public building (police station), located at 215 Center Street South and 114 Locust Street SW, in the RM-2 Multifamily, Low Density and RS-10 Single-Family Detached Residential zoning districts.

Introductory Comments & Background:

The subject properties, 211-215 Center Street South and 114 Locust Street Southwest, include three existing buildings, including the Bowman House (211 Center St S), the existing Town of Vienna Police Station (215 Center St S), and a vacant one-story single-family detached dwelling (114 Locust St SW).

Bowman House and Police Station

The Bowman House and Police Station are located at 211-215 Center Street South. The property is 45,520 square feet (1.05 acres) in area and is located at the corner of Center Street South and Locust Street Southwest. The property is zoned RM-2 Multi-family, Low Density. The Faith Baptist Church of Vienna, located at 301 Center Street South, abuts the property on its southeastern side and 114 Locust Street Southwest abuts the property on its southwestern side. All three properties were originally part of the same lot and were subdivided in the 1950s. Townhouse condominiums and a single-family detached residential home are located across Locust Street Southwest and Waters and Caffi Fields are located across Center Street South.



Figure 1 - Zoning map with location of subject properties outlined in red

The Bowman House was originally built circa 1890 and functioned as a two-room schoolhouse. It was relocated from across Center Street South to its current location and now serves as the Town's pottery and art studio. The Bowman House will remain as-is during the construction of the new police station.

The existing one-story police station was built in 1994 and includes 9,800 square feet of gross floor area. When the station was built, it received approval of modifications of requirements for lot coverage and parking.

Two separate parking lots (one accessible from Center Street South and one accessible from Locust Street Southwest) are located on the property. The one parking lot used exclusively by the police department includes 24 parking spaces and the one shared by the department for visitors and the Bowman House includes 23 parking spaces. Additionally, the Police Department leases 12 spaces from the Faith Baptist Church.

In 2007, due to expanding operations and increased technology requirements, the Criminal Investigations Section was relocated to Town Hall, where they currently occupy 1,800 square feet.



Figure 2 - Existing police station building, built in 1994

A police facility needs assessment was conducted in 2013 and found that the existing police station is inadequate in terms of available space and suggested approximately 30,000 square feet of gross square footage would be adequate for both existing staff size and functions.

114 Locust Street Southwest

In 2013, the Town also purchased the abutting residential lot, 114 Locust Street Southwest, from the Faith Baptist Church. The agenda summary for Town Council consideration of the purchase at the time stated the following:

“The Police Department has explored several options to expand its current facility. The possibility of any expansion has been hampered by the lack of space on the current site. During the course of the past year, Faith Baptist Church and members of the Town of Vienna management have engaged in conversations related to the purchase of the property located at 114 Locust Street SW. With the approval of the Town Council, funding from the

2012 Debt Issue for Capital Improvement Projects was approved to allow for the purchase of this property. After extensive negotiations, Faith Baptist Church has agreed to sell the property to the Town of Vienna...”

The 114 Locust Street Southwest property is 21,780 square feet in area and is zoned RS-10 Single-Family Detached Residential. The house located on the property was built in 1960 and originally functioned as a rectory for the Faith Baptist Church. It abuts the 211-215 Center Street South property, the Faith Baptist Church property, and two single-family residential properties, 116 Locust Street Southwest and 119 Cherry Circle Southwest. Single-family residential properties are also located across Locust Street Southwest. The two subject parcels total 67,300 square feet. Prior to construction, the two lots will be consolidated into one lot.

Current Proposal:

In 2018, the Town hired Dewberry to provide architectural and engineering services for a new police station. Downey and Scott were hired in early 2019 as the project manager for the new facility. Over the past two years Dewberry has been designing and engineering the new building. The Town Council approved the 2020 Capital Improvement Plan on October 21, 2019, which includes funding for the new building.

New Police Station Building



Figure 3 - Rendering of the proposed police station and public plaza

The proposal for the new two-story police station includes almost 30,000 square feet of gross floor area. The amount of floor area needed was determined by the needs assessment completed in 2013 as well as by consultations with Dewberry. The building will include a fitness room, records

room, forensics room, evidence room and process lab, and sally port to help support the functions of the department's 41 sworn officers and 11 civilian members. The proposed building also includes a one-story, 1,500 square foot assembly space, which will be able to accommodate 99 persons. The assembly space is to be used by the police department for press events and the Town for community events and meetings.

The building façade will primarily consist of brick and fiber cement panels, with a masonry base. A standing seam metal roof is also proposed. The Board of Architectural Review, which has held several work sessions with Dewberry and the police department, will be considering the architecture and landscaping at its May 21, 2020 meeting.

The building is designed to be LEED Silver certified and will be solar-ready, meaning areas of the roof will be ready for the installation of solar panels and room will be made available in the basement for batteries and other equipment necessary for the operation of the solar panels.

Public Plaza



Figure 4 - Rendering of the public plaza, from Locust Street Southwest

In addition to the new building, a public plaza is proposed between the new building and the Bowman House. The plaza will include a mixture of landscaping, hardscaping, and seating walls and will incorporate Crime Prevention through Environmental Design (CPTED) site design features. The plaza will be designed to encourage public activity and offer a comfortable atmosphere.

Parking

Similar to the current configuration of parking on the site, there are two proposed parking areas. The existing parking area accessed from Center Street South will remain as is (aside from the asphalt being milled and overlaid and updates to the ADA parking spaces) and will still act as the parking lot for visitors of both the station and the Bowman House.

The parking for police department staff and department vehicles will be located in a secure part of the site (mostly located on the existing 114 Locust Street Southwest property), accessible both from the Bowman House parking area and from Locust Street Southwest. The secure parking area will be surrounded by brick masonry walls and will be accessible through automated security gates. The proposed masonry walls will be comprised of brick and metal railing and will be eight feet tall. The walls will be located along the property lines abutting residentially zoned lots. A portion of the wall will be located outside of the required setback along Locust Street Southwest and will require a modification of requirement (which requires Town Council approval).

A modification of requirement will also be required for the amount of parking required for the police station. [Section 18-130](#) of the Town Code requires one space for every 300 square feet of gross floor area for civic uses. Together, the police station and Bowman House require 105 parking spaces. A total of 63 spaces will be provided.

Zoning Requirements

The proposed police station meets most zoning requirements for both the RM-2 and RS-10 zoning districts, with the exception of requirements for lot coverage, parking, and the location of a portion of the masonry brick wall. Because the site is split-zoned, the development will meet the more restrictive area requirements. A table below includes the area requirements and how they are met with this project.

Table 1 - Zoning Requirements		
	Required	Proposed
Setback from Center Street South	Minimum 35' from property line	141'
Setback from Locust Street Southwest	Minimum 25' from property line	27.65'
Setback from Interior Side Property Line	Minimum 40' from property line	60.3'
Setback from Rear Property Line	Minimum 35' from property line	60.1'
Lot Coverage	Maximum 25%	69.8%
Tree Canopy Coverage	Minimum 20% for 20 year growth	20.16%
Building Height	Maximum 35' from average front grade	27.87' (Locust) 29.35' (Center)

Height above 35' for Roof Structure Screening (per Sec. 18-164)	-	.37' (Locust) 1.85' (Center)
Parking Spaces	105	63

Required Commission/Board approvals:

The Board of Zoning Appeals is tasked with considering the request for a conditional use permit per [Section 18-210.BB](#) for public buildings and uses, after receiving a recommendation from the Planning Commission.

In addition to the conditional use permit request, the Planning Commission also recommended approval of the modifications of requirements to the Town Council and found that the proposed building is consistent with the Town of Vienna Comprehensive Plan, per Section 15.2-2232 of the Code of Virginia.

Relevant Regulations:

Town Code

Sec. 18-209. - Use permit subject to certain conditions.

The board of zoning appeals may issue a use permit for any of the uses enumerated in section 18-210 in response to an application therefor, provided the use for which the permit is sought:

- (1) Will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use;
- (2) Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
- (3) Will be in accord with the purposes of the Town's master plan.

In granting any use permit, the board of zoning appeals may impose such conditions as it may deem in the public interest, including limiting the duration of a permit, and as will ensure that the use will conform to the foregoing requirements and that it will continue to do so, and may require a guarantee or bond to insure that the conditions imposed are being and will continue to be complied with. The board may revoke a use permit if the board determines that there has not been compliance with the terms and conditions of the permit. No permit may be revoked except after notice and hearing as provided by Code of Virginia, § 15.2-2204.

Virginia State Code

§ 15.2-2309. Powers and duties of boards of zoning appeals.

6. To hear and decide applications for special exceptions as may be authorized in the ordinance. The board may impose such conditions relating to the use for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.

No special exception may be granted except after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

Staff Analysis:

Public buildings are allowable as conditional uses in both the RM-2 and RS-10 zoning districts and must meet criteria listed under Section 18-209. Staff finds that the proposed design of the police station building and site will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use, will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and will be in accord with the purposes of the Town of Vienna Comprehensive Plan.

Comprehensive Plan

The Town of Vienna Comprehensive Plan was last amended in February 2020 to revise the Future Land Use Plan to show the 114 Locust Street Southwest property as governmental (from low density residential) and to amend language in the Community Facilities and Services chapter. The 211-215 Center Street South property is also shown as governmental. The following language was added on Page 99 of the Comprehensive Plan under the Police Department Headquarter subsection:

“A facility is planned to be built in place of the existing facility and an abutting residential property (114 Locust Street SW), which the Town purchased in 2013, to meet the needs of the Department.”

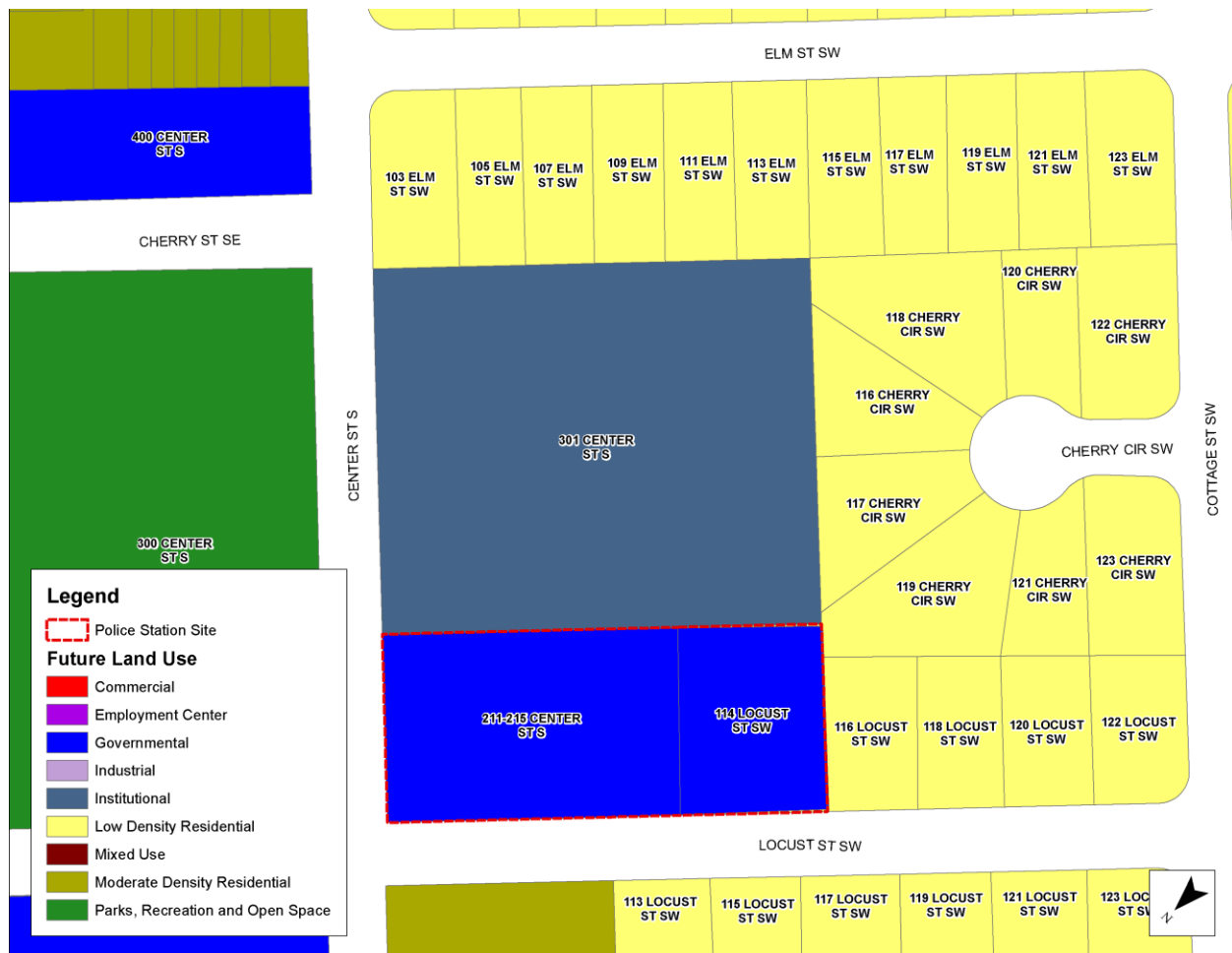


Figure 5 - Future Land Use Plan, focused on subject site

Staff believes that the proposed building and use is consistent with the Comprehensive Plan, as amended on February 3, 2020.

Planning Commission CUP Recommendations

The Planning Commission considered this matter at its regular meeting on May 13, 2020. Upon the conclusion of their analysis, Commissioner McCullough made a motion in favor of a recommendation to the Board of Zoning Appeals for approval of a Conditional Use Permit for a new public building (police station). The subject parcels addressed as 215 Center Street, South and 114 Locust Street, SW, and are located in the RM-2 Multifamily, Low Density and RS-10, Single Family Detached Residential zoning districts.

There was discussion regarding including a request for a traffic study at the intersection of Locust and Center Streets south. Please reference memo from the Planning Commission Chair included as an attachment.

Motion: McCullough

Second: Couchman

Roll Call Vote Carries: 9-0