

# TOWN OF VIENNA TOWN COUNCIL

July 6, 2020



# Mill Street Self-Storage Wall Waiver

223-241 Mill Street NE

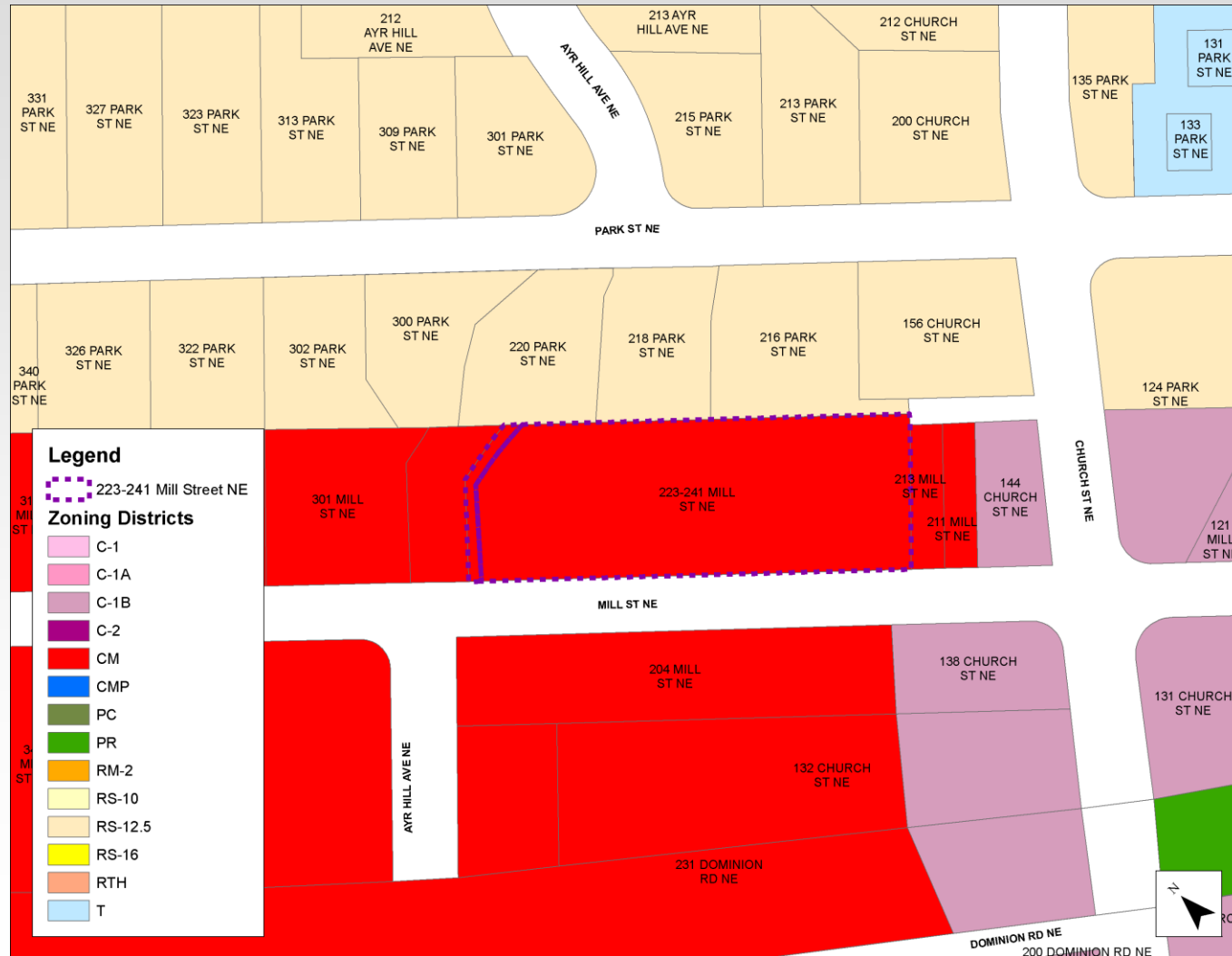


# Proposed Self-Storage Building



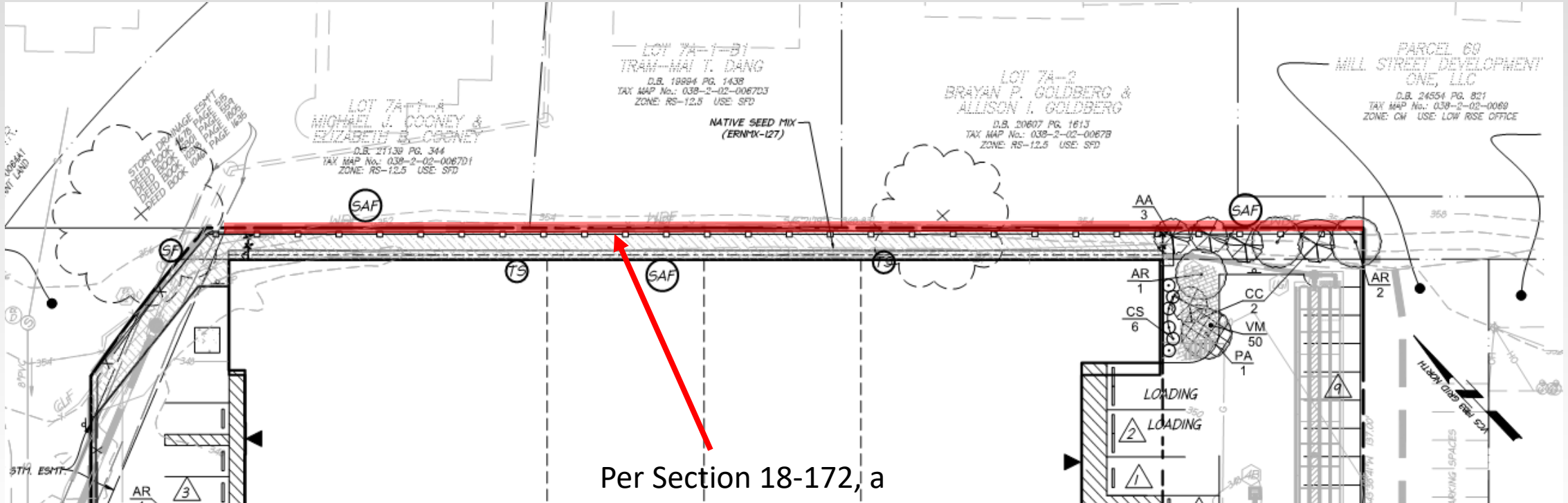
- Four-story self-storage building
- Operated by CubeSmart
- 1,150 units anticipated
- 131,084 sf of gross floor area

# Zoning



- Zoned CM Limited Industrial
- Surrounded by CM and RS-12.5 zoning districts

# Wall Waiver Request





# Wall Waiver Request



- Applicant is requesting waiver of requirement due to concerns with neighboring trees
- Planning Commission recommended approval





# Mill Street Self-Storage Modification

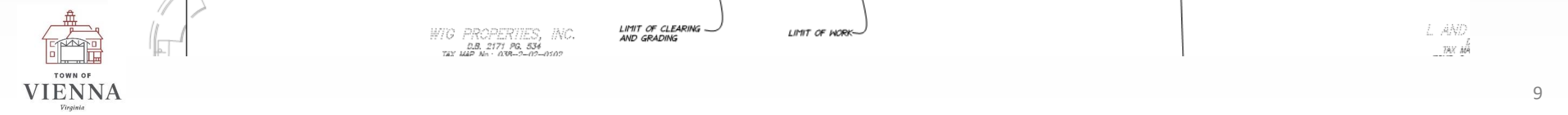
223-241 Mill Street NE

# Modification of Requirement

- Applicant is requesting modification of requirement for loading areas
- Loading space size is based on width of building
- Required to have 89.31 feet x 25 feet of loading space (six 15'x25' loading spaces) – based on width of building – 15 feet for every 50 feet of building width
  - Applicant proposing 30 feet x 25 feet of loading space
- Planning Commission recommended approval



Response	Percentage
Yes, the U.S. should take action to reduce greenhouse gas emissions	95%
No, the U.S. should not take action to reduce greenhouse gas emissions	5%



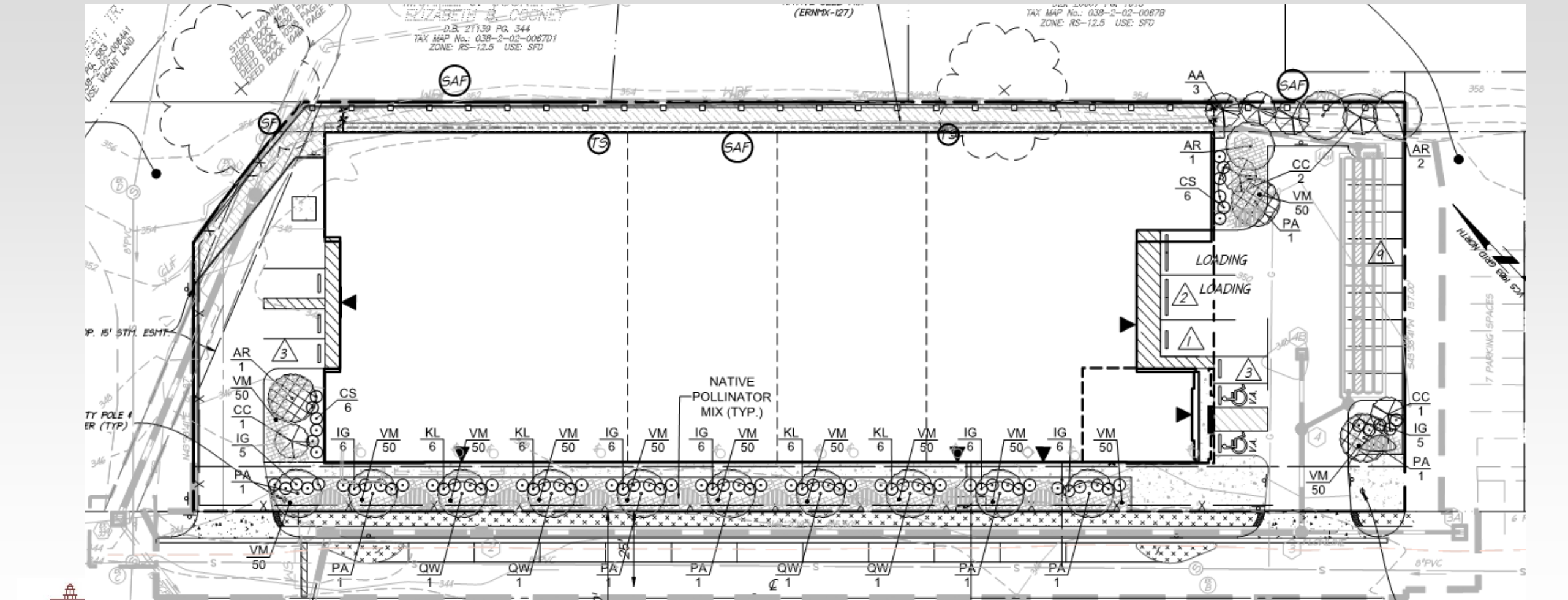


# Mill Street Self-Storage Landscape Plan

223-241 Mill Street NE



Response	Percentage
Yes, the U.S. should take action to reduce greenhouse gas emissions	95%
No, the U.S. should not take action to reduce greenhouse gas emissions	5%



# Landscape Plan

Native Pollinator Mix w/o Grasses (ERNMX-125)	
<b>Seed Rate - 4-8 lb. Per Acre</b>	
Mix Composition (Subject to seed availability)	
Species (Common name)	Mix %
Echinacea purpurea (Purple Coneflower)	15.0%
Coreopsis lanceolata (Lanceleaf Coreopsis)	12.0%
Rudbeckia hirta, (Blackeyed Susan)	12.0%
Chamaecrista fasciculata (Partridge Pea)	10.0%
Verbena hastata, (Blue Vervain)	8.0%
Asclepias tuberosa (Butterfly Milkweed)	6.0%
Heliopsis helianthoides (Oxeye Sunflower)	6.0%
Tradescantia virginiana (Virginia Spiderwort)	6.0%
Zizia aurea(Golden Alexanders)	5.0%
Penstemon digitalis (Tall White Beardtongue)	4.0%
Aster novae-angliae (New England Aster)	3.5%
Senna hebecarpa (Wild Senna)	2.4%
Pycnanthemum tenuifolium (Narrowleaf Mountainmint)	2.0%
Solidago nemoralis (Gray Goldenrod)	1.6%
Aster umbellatus (Flat Topped White Aster)	1.5%
Eupatorium perfoliatum (Boneset)	1.5%
Monarda fistulosa (Wild Bergamot)	1.5%
Geum canadense(White Avens)	1.0%
Tradescantia virginiana (Virginia Spiderwort)	1.0%
<b>Total</b>	<b>100.0%</b>

Conservation Shade Mix (ERNMX-129)	
<b>Seed Rate - 4 lb. Per 1,000 Square Feet</b>	
Mix Composition (Subject to seed availability)	
Species (Common name)	Mix %
Festuca rubra (Creeping Red Fescue)	30.0%
Festuca rubra ssp. commutata (Chewings Fescue)	30.0%
Lolium multiflorum (Annual Ryegrass)	20.0%
Poa pratensis, 'Kelly' (Kentucky Bluegrass, 'Kelly')	10.0%
Poa trivialis (Rough Bluegrass)	10.0%
<b>Total</b>	<b>100.0%</b>

Plant List for 10 Year Canopy Table								
Planting Schedule								
Symbol	Species (Common name)	Quantity	Planting Size	Type	Spacing	10 Year Canopy Coverage (sq. ft.)	10 Year Credit total	Comments
<b>Overstory Trees</b>								
AR	Acer rubrum (Red maple)	4	2-2.5" Cal.	B&B	As Shown	300	1200	Full, single stem
PA	Platanus x acerifolia (London planetree)	8	2-2.5" Cal.	B&B	As Shown	300	2400	Full, single stem
QW	Quercus phellos (Willow Oak)	4	2-2.5" Cal.	B&B	As Shown	300	1200	Full, single stem
<b>Understory Trees</b>								
AA	Amelanchier arborea (Downey serviceberry)	3	2-2.5" Cal.	B&B	As Shown	100	300	Full to ground, single stem
CC	Cercis canadensis (Redbud)	4	2-2.5" Cal.	B&B	As Shown	100	400	Full to ground, single stem
<b>Shrubs</b>								
CS	Cornus stolonifera 'Arctic Fire' ('Arctic Fire' Red-Osier dogwood)	12	18-24" Ht.	cont	As Shown	n/a		Full to ground
IG	Ilex glabra (Inkberry)	40	18-24" Ht.	cont	As Shown	n/a		Full to ground
KL	Kalmia latifolia 'Elf' (Dwarf Mountain Laurel)	24	18-24" Ht.	cont	As Shown	n/a		Full to ground
<b>Perennials</b>								
VM	Periwinkle(Vinca minor)	650	2" PP	cont	12" O.C.	n/a		Full to ground
<b>Totals(Sq. Ft.)</b>						<b>Sub-total</b>	<b>5500</b>	

Planning Commission and Board of Architectural Review voted to recommend approval of the landscape plan.