

From: Stephen Kenney, Chairman Planning Commission  
To: Vienna Town Council  
Meeting Date: May 27, 2020  
Re: CubeSmart Modifications of Requirements

### **Overview**

The owner, Mill Street Development One, LLC (c/o Cap City Management) has proposed to build a new self-storage facility located at 223-241 Mill Street NE. The applicant is seeking a waiver or modification of several requirements for the site which include size of loading space, requirement of a masonry screen wall along the rear lot line, and the landscape plan.

We had one citizen address the Planning Commission during the meeting whom happens to live directly behind the subject property. We also received a letter with comments from the same citizen.

**Masonry Wall** – The majority of the time in our meeting was spent discussing the masonry wall requirement along the rear of the property. Adjacent property owners are concerned that the required screen wall will have a detrimental impact on their existing landscape and trees. The neighbors were in favor of waiving the screen wall requirement and instead were satisfied with the rear wall of the proposed building. The PC flagged the resulting dead zone in the rear of the property and advised for the owner to include some security measures. One PC member flagged the material being proposed on the rear façade (EIFS vs masonry) although that is a matter for the BAR to consider. In the end the PC agreed that a screen wall along the property line is likely not useful or effective but that the rear wall of the building itself could act as the default screening, provided the material and design are refined.

**Loading Space** – Given the nature of the proposed use with a number of smaller trucks likely to enter the property the proposed loading spaces (two 15'x25' spaces) seems to be a reasonable requirement. The Town's requirement is based solely on length resulting in a requirement of 89.31'x 25' or six 15'x25' spaces, which struck the PC as excessive.

**Landscape Plan** – The majority of the Planning Commission felt the proposed landscape plan was sufficient and met the Town requirements which include at least 25% of the front yard to be landscaped (proposed is 46%), and the tree canopy coverage requirement of 10% of the site (proposed is 10.05% coverage). It was suggested during our review that the Town had input on some of the plant selections. The one lone NAY vote took issue with some of the plants as well as the placement of these plants relative to shade and proximity to the sidewalk.

**PC Action and Concerns**

The PC voted on these items individually. The Commission voted 8-0 to recommend that Town Council approve the requested waiver of the masonry wall requirement.

Motion: Couchman

2nd: Gelb

Roll Call Vote: 8-0

The Commission voted 8-0 to recommend that Town Council approve the requested modification of the loading space requirement.

Motion: Couchman

2nd: Meren

Roll Call Vote: 8-0

The Commission voted 7-1 to recommend that Town Council approve the requested landscape plan.

Motion: Couchman

2nd: Meren

Roll Call Vote: 7-1 (Nay: Couchman)

*Note – The lone NAY vote was raised due to reservations about the planting types being proposed and the proximity to sidewalks/shade etc.*