

MEMORANDUM

TO: Mayor and Town Council

FROM: Roy J. Baldwin, Chairman, Town of Vienna Board of Architectural Review

DATE: June 25, 2020

RE: Request for recommendation to Town Council regarding new landscape plan for Mill Street CubeSmart Self Storage located at 223 Mill Street NE, Docket No. PF-34-20-BAR, in the CM Limited Industrial zoning district; filed by Dave Angelini of Bruno Clay Management

Application History: The BAR provided the applicants feedback on the project at two work sessions, the first on July 12, 2019 and most recently, January 7, 2020. In addition to BAR approval, the project has been reviewed by Planning Commission and Town Council to obtain a wall waiver from the requirements of Town Code Sec. 18-172. - Wall required between certain zones.

According to the Town Code, the BAR must provide a recommendation for approval of the landscape plan per:

Sec. 18-121. - Yard requirements. The following yard requirements apply in the CM zone:

A. Front yard. Front yard requirements are the same as those specified for the C-2 zone.

Which states:

Sec. 18-90. - Area requirements.

F. At least 25 percent of the front yard shall be landscaped.

1. Landscaping shall be in accordance with a plan approved by the Town Council after receiving reports and recommendations from the planning commission and the Board of Architectural Review. Landscape maintenance shall be subject to the provisions as set forth in section 18-173.14.

2. An approved landscape plan may be revised with the approval of the Board of Architectural Review.

The application was considered by the BAR at its regularly-scheduled meeting on June 25, 2020. The BAR considered the staff report and the revised application, including a 16 page Response dated June 11, 2020, to the comments received at the work sessions.

A Motion was made to recommend to the Town Council that this landscape application be approved.

This motion was seconded and approved by a vote of 5-0.