

TOWN OF VIENNA TOWN COUNCIL

December 7, 2020

Cadence on Park - Site Plan Modifications of Requirements

201 Park Street SE

Background

- Zoned RM-2 Multifamily, Low Density
- Existing building and property used for medical offices since 1980s with conditional use permits
- 0.41 acres



Background



Proposed Site Plan & Elevations



FRONT ELEVATION

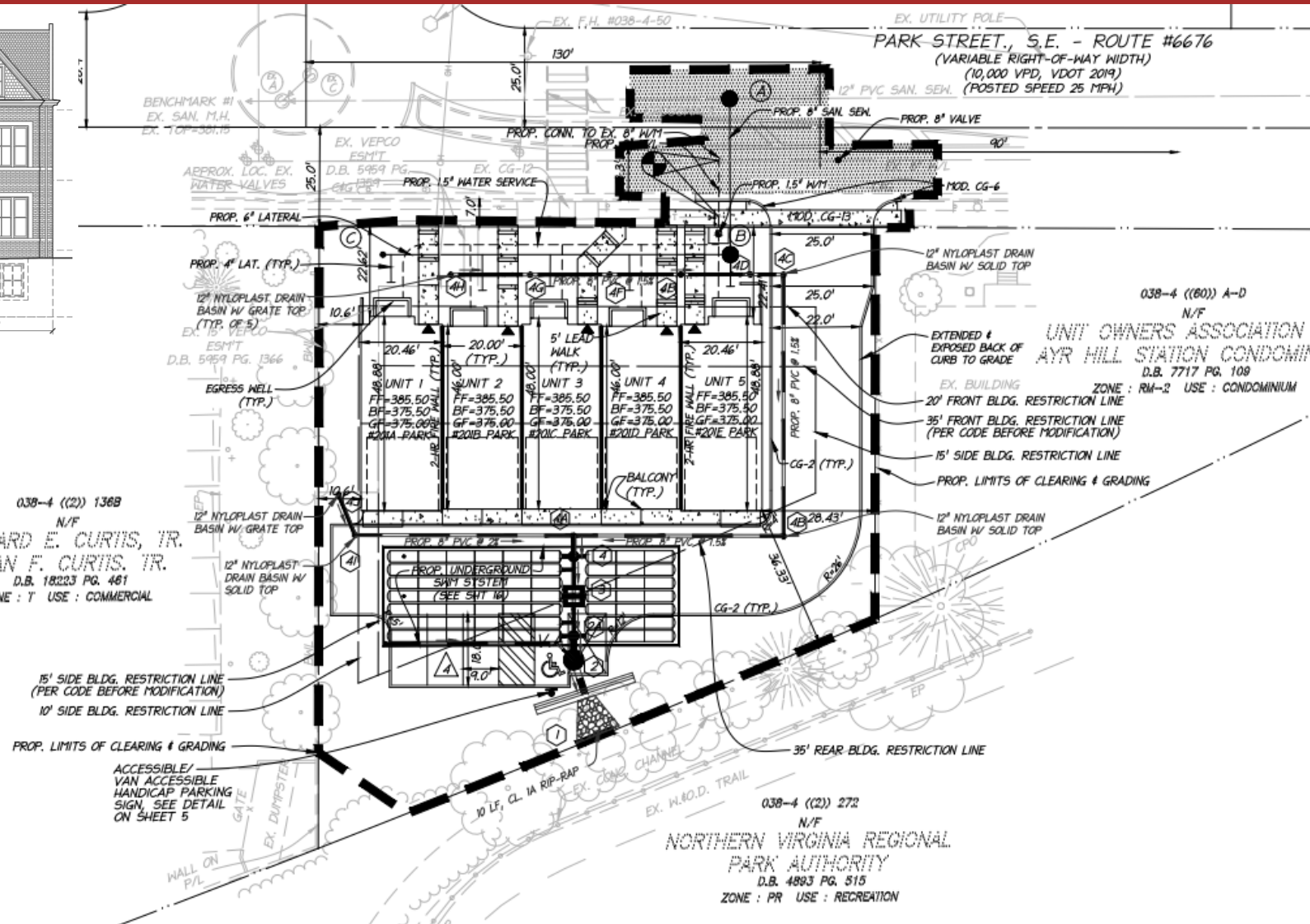
NOT TO SCALE



BUILDING SECTION

NOT TO SCALE

virginia



Requested Modifications

1. **Lot Coverage** – 25% required maximum, 60% proposed

The proposed style of the development does not lend itself to the stated 25% maximum due to the number of units and the proposed private road system.

2. **Front Yard Setback** – 35' required, 20' proposed

A 20' setback is in general conformance with the surrounding properties. The units will have rear-loading garages that are serviced off of the proposed private road system.

3. **Side Yard Setback** – 15' required, 10' proposed for the west side of the property

A 10' setback is in general conformance with the surrounding properties.

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