

From: Stephen Kenney, Chairman Planning Commission

To: Vienna Town Council

Meeting Date: November 11, 2020

Re: Final Plat for the Subdivision of 601 Marshall Road SW & 1011 Ware Street SW (Parkwood Oaks)

### **Overview**

The applicant, Apex Developers, LLC, has proposes to subdivide two lots located at 601 Marshall Road SW and 1101 Ware Street SW into six lots. Other lots are part of the overall construction but not part of this request.

No citizens appeared at the Planning Commission meeting regarding the proposed subdivision, nor did we receive any communications from the public on this matter.

### **PC Action and Concerns**

Several aspects of this proposed development were discussed in our meeting.

First, this section along Marshall Road has a history of traffic and pedestrian safety issues. The TSC has in the past made recommendations for improved sight distance and traffic calming in the vicinity. After some discussion it was determined that a major factor in this issue is the heavy underbrush and bamboo along the curve in the roadway. This will be cleared as part of the overall development.

There may be some interest from the adjacent property owner, a swim club, to acquire some or all of the adjacent lots. That process is still under review and negotiation so the applicant is proceeding with this proposal while the other possible transaction is worked through.

One Planning Commission member, Hays, asked about the possibility of alternative housing type in this location, such as Village Housing. As discussed, this is not yet a part of the current Zoning regulations. As such this is not yet possible in the Town of Vienna.

Another issue raised is the current prohibited parking along Ware Street SW. Town staff and the applicant are going to research this issue. It may be an issue for TSC to review. It was suggested that the parking restrictions were put in place due to the former Parkwood School.

Commissioner Miller made a motion to recommend to Town Council to approve the final plat for the proposed Parkwood Oaks subdivision located at 601 Marshall Road SW and 1011 Ware Street SW.

2nd: Couchman

Roll call vote: 9-0