

From: Stephen Kenney, Chairman Planning Commission  
To: Vienna Town Council  
Meeting Date: November 11, 2020  
Re: 201 Park Street SE – Modifications of Requirements (Cadence on Park)

### **Overview**

The applicant, Sekas Homes, LTD, has proposes to convert an existing office building into a townhouse community. Part of their application is to seek modifications of requirements for an increased lot coverage, reduced front yard setback and reduced side yard setback.

While no citizens appeared at the Planning Commission meeting regarding the proposed development, we did receive an email from an adjacent resident seeking some concessions from the developer. The letter sought to request the following from the developer;

1. Dividing wall/screen wall between 201 Park and 207 Park, and removal of the existing wood fence currently in place. (Developer is removing three trees and replacing with 18 new trees. No new wall is proposed.)
2. Coordinate and relocate the proposed builder's shed to the far side of the site. (Acknowledged by the developer and they will shift the placement of the shed/work trailer).
3. Abide by the Town's noise ordinance of 7am and to consider starting work at 9am. (Rejected by the developer).
4. Ensure sidewalks on Park Street will remain available throughout the duration of the project. (Developer agreed to this item, with the caveat of needing some construction time for new sidewalk/entry construction).

### **PC Action and Concerns**

The front yard setback is consistent with the adjacent property so the PC did not raise any concerns on this item.

Regarding the lot coverage this seems to be more of an issue in the RM-2 zoning. None of the current developments in RM-2 zoning meet the current restriction of 25%. Almost all lots fall in the 40 to 67% coverage. As proposed the development is showing 60% coverage. Again, as most RM-2 developments fall outside of the restriction the PC did not feel this would be out of the norm for this zoning.

For the side yard setback the applicant is seeking 10' rather than the required 15' setback on the west side. Again, this seems to be consistent with surrounding properties so the PC raised no objections to this request.

Other issues raised by the PC included continuity of the bike network from the W&OD Trail to Locust St, stormwater runoff considerations and vegetation buffer to the W&OD Trail.

Commissioner Couchman made a motion to recommend to Town Council to approve the modifications of requirement from Section 18-58.I lot coverage, Section 18-58.D front yard setback, and Section 18-58.E side yard setback in the RM-2 Multifamily, Low Density zone as shown on the proposed site plan for property located at 201 Park Street Southeast.

2nd: Meren

Roll call vote: 9-0