

From: Stephen Kenney, Chairman Planning Commission
To: Vienna Town Council
Meeting Date: August 25, 2021
Re: Change of Zoning Map – 117-121 Courthouse Rd SW

Overview

The applicant, JDA Custom Homes, has proposes to change the current zoning map for the lots at 117-119-121 Courthouse Rd SW from the current zoning of RS-10 to RM-2 Multifamily, Low Density.

The PC received five letters/emails on the proposed change. Of these, two were in favor, two were opposed and the 5th had reservations about the number of requested variances under RM-2. During the meeting we had four individuals speak on the matter. Several raised concerns about traffic flow within the property and how it might impact Courthouse Rd SW.

PC Action and Concerns

The PC, in general, liked the idea of changing this property's zoning to act as a transition between the commercial corridor of Maple Ave and the single-family zoning just South of this location. A review of the aerial map vs the zoning map makes this point clearer as the property is surrounded on the north side by a commercial shopping center and to the East and West by commercial parking lots. Only to the immediate South is there single-family residential use.

The PC did review issues such as trash pick-up, snow removal, open space, changes in grading/retaining wall, landscaping, and parking requirements. We also asked staff to review the traffic patterns into and out of this property to see if it makes sense to require right only turning from the northern most access drive. The PC was tasked only with reviewing the change in zoning and not the overall site plan. The addition of a clubhouse also made sense to the PC as members could use it for meetings, and to rent out for larger gatherings since the individual living spaces are relatively small as compared to other new homes built within the Town as of late. Landscape buffers from Courthouse would also help the project and the applicant should consider fencing to protect children from accidentally running towards Courthouse Rd SW.

Mr. Miller made a motion to recommend to Town Council on approval of the requested change in the zoning map from RS-10 single-family detached residential zoning district to RM-2 Multifamily, low density.

2nd: Meren

Roll Call Vote: 6-0 (Baum was missing)