



Town of Vienna

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Meeting Minutes Planning Commission

Wednesday, June 12, 2019

8:00 PM

COUNCIL CHAMBERS-VIENNA TOWN
HALL

Regular Meeting

The Planning Commission met in regular session on Wednesday, June 12, 2019, at 8:00 p.m. in the Council Chambers of the Vienna Town Hall, 127 Center Street South, Vienna, Virginia. Steve Kenney, Chairman, presiding and the following members present: David Miller, Mary McCullough, Sarah Couchman, Andrew Meren, and Sharon Baum. Also, in attendance and representing Town staff were Michael D'Orazio, Deputy Director of Planning & Zoning, Kelly O'Brien, Principal Planner, George Gitchev, Civil Engineer, and Jennifer Murphy, Clerk to the Commission. Michael Gelb and Walter Basnight are absent.

Roll Call

Michael Gelb and Walter Basnight are absent.

Communication from Citizens and/or Commissioners

Chairman Kenney stated that Michael Gelb is absent so he will be acting chair for tonight's meeting.

Public Hearings

None

Regular Business

Final Plat for Addition to the Katrina Hine Echols Division

Recommendation to the Town Council on a final plat for the Addition to the Katrina Hine Echols Division to re-subdivide one lot into two lots on property located at 309 Glyndon Street SE in the RS-10, Single-Family Detached Residential zone. Application filed by Rob Fisher of Fisher Custom Homes, LLC. (Recommended new address of 311 in addition to existing address)

Michael D'Orazio provided staff's presentation, stating that the application is for a 2-lot subdivision zoned RS-10, residential single-family. The property measures approximately an acre and is situated near the intersection of Glyndon Street and Cabin Road SE. The property currently consists of a one and a half story, single-family dwelling, detached garage, and shed that is located to the rear of the property. The subdivision is a simple, 2-lot subdivision for two rectangular shaped parcels. Both measuring 21,392 and 21,393 square feet. The proposed lots meet all zoning requirements for RS-10, residential single-family zoning district.

Mr. D'Orazio invited Department of Public Works Civil Engineer, George Gitchev to present the applicant's stormwater management plan. He stated that the applicant has requested a waiver from site improvements in place of the applicant's commitment to provide a 24-inch storm sewer and 15-foot easement.

Town Civil Engineer, George Gitchev stepped forward to present. Mr. Gitchev stated that the property has an existing 50 ft. right of way. This section of Glyndon Street SE is considered a ditch section as it is without curb and gutter, having an existing public sewer and water main that runs along Glyndon Street SE. To meet stormwater requirements the applicant proposes a combination of compost amended soils and offsite nutrient credits management. Both are acceptable measures per Town Code. Staff has concern with existing drainage issues for neighboring addresses. To alleviate those concerns and improve pedestrian access the Department of Public Works has included this stretch of Glyndon Street SE in the CIP (Capital Improvement Program) for curb and gutter, sidewalk, and storm infrastructure. The developer has agreed to provide a 15-foot easement and 24-inch storm sewer pipe, which will convey runoff from Glyndon Street southbound towards the Park Terrace Condominiums. The pipe would be installed on a future timeframe. Currently, there is no storm sewer. Mr. Gitchev stated that Glyndon Street currently falls within the Town's 2020 fiscal year budget for improvements. Staff is currently working to move those project plans to the 2023 fiscal year budget while the Town applies for VDOT grants. The applicant has requested a waiver from sidewalk improvements because of those future plans for capital improvements. As such, the Department of Public Works supports the waiver.

Commissioner Meren asked, if the subdivision were not planned, whether there would be plans for a storm sewer line. Mr. Gitchev responded that there were no current plans for extension so the proposal comes at the right time. They will explore other options for conveying runoff. There being an existing storm sewer located south of the site provides an ideal opportunity to provide connection. Commissioner Meren asked if it is in an optimal location. Mr. Gitchev could not say, stating that it being part of the redevelopment it is what they have to work with.

Chairman Kenney asked if it were more or less horse-trading sidewalks for improvements. Mr. Gitchev answered yes. Chairman Kenney noted that they typically see stormwater management facilities associated with subdivisions. Mr. Gitchev explained that they must provide improvements for both quality and quantity. For quality, they are purchasing offsite credits, which is allowed per code. For quantity, the applicant is providing compost amended soils, which will improve the veracity of the existing ground as well as infiltration reducing post development runoff. Chairman Kenney asked for clarification. Mr. Gitchev explained that the ground will be tilled 4-6 inches. Chairman Kenney asked why more sites would not utilize the same system. Mr. Gitchev explained that it depends on the hydrological group of soil. It must be urban soil as mapped by Fairfax County soils map. It being urban, detached soil, the application is well suited for this type of soil.

Commissioner Couchman noted that they have similar or uniform type soils throughout town. She asked why this would be an optimal stormwater treatment option. Mr. Gitchev answered that it is not necessarily optimal but per town code it is a permitted option. It is the applicant and engineer who determine what options are better suited for the site. Given this particular site with this particular type of soil, it is a viable option per town code. He agreed that they have seen infiltration practices at other sites but they may be a different hydrological group.

Commissioner Baum asked for the required maintenance necessary for a homeowner to maintain this stormwater facility. Mr. Gitchev answered that composed amended soils requires tilling the ground, introducing composting with sod over top. DEQ (Department of Environmental Quality) sets maintenance requirements that must be executed post construction. Those are listed on the approved plan along with an executed storm water management agreement that goes along with the plan. Commissioner Baum asked if that is conveyed to the owner and any future homeowners. Mr. Gitchev stated that the maintenance agreement is assigned to the Deed of the property. It is then included in the Town's GIS system requiring periodic inspections of the site.

Commissioner Miller stated that BFR Construction installed a storm system as part of their 3-lot subdivision. He asked where the pipe will empty to, stating that a large pipe runs beneath the street. Mr. D'Orazio answered that it runs into the ditch line of the street along private property. Commissioner Miller stated that it is currently not ideal and asked if it will be rerouted and covered. Mr. D'Orazio answered yes. Commissioner Miller asked for timing of the project. Mr. Gitchev answered that it is currently scheduled for the 2028 fiscal year. Staff is working to push that project up to 2022. Commissioner Miller asked if the applicant will have to provide a swale for the front of his property to run into the catch culvert. Mr. Gitchev answered that the applicant will maintain that section as a ditch section. Commissioner Miller asked if the 24-inch pipe will drain into those two lots. Mr. Gitchev answered that it will be a placeholder for future tie-in of all storm structures running in to the street.

Chairman Kenney asked if they will be able to make final connection. Mr. D'Orazio answered that they currently have a public easement.

Chairman Kenney invited the applicant forward to present.

Rob Fisher of Fisher Custom homes, residing at 9814 Squaw Valley Drive, Vienna, Virginia stepped forward to speak. Mr. Fisher supported Mr. Gitchev's comments, stating that it is a good example of a public/private partnership. The area needs access to the existing easement. The only way for that is via access through the subject property. He stated with respect to Chairman Kenney's comments on trading that the cost of the pipe will exceed any sidewalk improvements.

Commissioner Meren asked if development of the subdivision occurs before the sidewalk improvement project occurs, if construction will anticipate the construction of sidewalks. Mr. Fisher answered yes, stating per staff agreement the aprons installed will be in anticipation of future sidewalks.

Commissioner Baum stated that the plan appears to have a one-car garage. Mr. Fisher explained that it will be a 3-car garage. It will have two side loading and one front load garage. With respect to maintenance, the DEQ requires aeration every other year and soil tests to verify viability every two years. He stated that he works with a local contractor, a landscaping firm that is aware of DEQ requirements. They provide maintenance for most of his clients. Commissioner Baum asked if that information is passed along to the buyer at closing. Mr. Fisher answered yes, stating that maintenance is in line with what is typically necessary for yard maintenance.

Commissioner Meren asked if the proposed 24-inch pipe is standard or too small. He has heard that Wolftrap Creek is experiencing more flash floods during storm events. Mr. Gitchev answered that the pipe is sized to convey runoff received and based on

contributing the drainage area. It is conservatively sized as it is constrained by the size of the pipe located downstream. The system has been designed to convey received runoff.

There being no further questions, the applicant was seated.

Addressing staff, Commissioner Couchman stated that although composted soil is deemed an accepted method it is maintenance that a homeowner should already be doing to their yards. She questioned whether the owner would employ a dependable service that would certify the necessary maintenance. This method will require a more regular maintenance cycle than other BMP options. She asked if DPW tries to steer applicants towards various allowable BMPs. Mr. Gitchev agreed, stating that all BMPs are susceptible to maintenance issues and neglect. He stated that staff does not steer an applicant in any particular direction, so long as it meets code. Additional discussion followed regarding staff follow-up on BMP maintenance facilities.

Commissioner Meren asked if trees would be planted as part of construction. Mr. Fisher answered yes, stating that a buffer of trees will also be provided along the section of property that backs to the condominiums. Since the area for soil amendments exceeds requirements, they will not negatively impact drainage. Additional discussion followed.

There being no further discussion Chairman Kenney called for a motion.

Commissioner Meren made a motion that recommendation be made to Town Council on a final plat for the addition to the Katrina Hine Echols Division to re-subdivide one lot into two-lots on property located at 309 Glyndon Street SE, in the RS-10, single-family detached residential zone.

There being no discussion Chairman Kenney called the question.

Motion: Meren

Second: McCullough

Vote: 6-0

Recommendation to the Board of Zoning Appeals for a conditional use permit to establish an animal hospital at a commercial tenant space located at 414 Maple Avenue East, in the C-1 Local Commercial zone.

Michael D'Orazio provided staff's report, stating that the subject tenant space is situated within the same building as Leslie's Pool Supply occupies. The tenant space has been vacant for approximately 1 ½ years. The application is for conditional use permit to operate an animal hospital. The hospital intends to provide façade improvements, which will also require Board of Architectural Review approval. Per staff comment, the applicant has been asked to install a chain link, slat style fence to alleviate issues of trash and debris from getting into the creek that directly abuts the site. Outdoor pet waste stations will be located within the grassy area adjacent to the Potbelly's Restaurant. Hours of operation run from 7 am to 7 pm, seven (7) days a week with no overnight boarding of pets. Town Code prohibits overnight boarding of animals not for medical procedures. The project also calls for installation of soundproofing materials in the walls to mitigate noise for the neighboring tenant.

Mr. D'Orazio presented necessary criteria for a conditional use permit per town code sec. 18-209. He stated that the application is currently scheduled for public

hearing review with the Board of Zoning Appeals on July 17, 2019. A representative of Banfield Pet Hospital is present to speak on behalf of the application.

Chairman Kenney asked if the fence is for the protection of the creek. Mr. D'Orazio answered yes. Chairman Kenney asked if a dog run would be required. Mr. D'Orazio answered no, stating that plans denote an internal dog run area. The applicant representative can speak to that as well.

Commissioner Meren asked if noise mitigation would extend up to the attic. Mr. D'Orazio deferred to the applicant. Chairman Kenney invited the applicant forward.

Aaron Vorasane of Colliers Architecture, located at 4350 Baker Road, suite 400, Minnetonka, MN stepped forward to speak. Mr. Vorasane stated that noise mitigation improvements include installation of a sound wall to the existing tenant partition wall. It will be a steel stud frame wall extending from floor to the underside of the roof deck. Chairman Kenney asked if they are bar joists or wood framing. Mr. Vorasane answered wood frame. Chairman Kenney asked which kind of wood framing. Mr. Vorasane was uncertain, stating that it is a type 3 unprotected building. It will run all the way to the roof deck. Chairman Kenney explained that type 3 construction is generally masonry walls with wood roofing.

Commissioner Baum asked if the use is limited because it is located within an RPA (Resource Protection Area). Mr. D'Orazio answered that a map denoting the building's location was provided with the application materials. The flood plain runs along the other side of the building. Commissioner Baum asked if staff had concerns with visiting pets urinating outside of the facility, which could run into the creek. She suggested a designate dog walk area to limit access to the creek. Chairman Kenney noted that the green area to the right of the building, shown on plan sheet 2 of 2, is their property. Commissioner Baum asked if they could limit dog walking to the front of the property. Mr. D'Orazio stated that is why the applicant is proposing installation of a pet waste station. It will encourage walking dogs in that location.

Commissioner McCullough stated that runoff concerns for the creek should not be much of an issue. She asked how many sick animals will be treated. Mr. Vorasane answered that Banfield provides preventative care. Commissioner McCullough asked, on average, how many dogs they care for. Mr. Vorasane answered 20-25 pets a day; not just dogs. Commissioner McCullough asked if the practice would be limited so that animals are not monitored overnight. Mr. Vorasane answered that any animal requiring extended care will be referred to a local emergency care. Pets will not stay overnight.

There being no questions, Mr. Vorasane was seated.
There being no further discussion, a motion was in order.

Commissioner McCullough made a motion that recommendation be made to the Board of Zoning Appeals for conditional use permit to establish an animal hospital in commercial tenant space located at 414 Maple Avenue East, described as tax map parcel 0382 02 0017A, in the C-1, local commercial zone. Commissioner Couchman seconded the motion.

Commissioner Meren asked if a time limitation should be recommended due to concern for noise. Chairman Kenney suggested including language in the motion that soundproofing be installed to limit noise.

Commissioner McCullough asked staff if the town has input on construction. Mr. D'Orazio explained that they must adhere to Fairfax County Building Code regulations. Additional discussion followed.

Commissioner McCullough amended her original language, stating that recommendation be made in favor to the Board of Zoning Appeals for a conditional use permit to establish an animal hospital. Conditional use permit language should include strong language, per approval, for noise attenuation.

Motion: McCullough

Second: Couchman

Vote: 6-0

New Business

None

Planning Director Comments

Mr. D'Orazio stated that he had nothing to report. He asked, per the stormwater management BMP's discussion from Item No. 1, if the commission would like to schedule a work session. Chairman Kenney stated that if staff prefers they can schedule a work session. He was essentially wanting a cheat sheet that lists pros and cons for each BMP, their maintenance requirements, and staff spot checks. He stated that would be useful information for the Commission.

Commissioner McCullough asked for upcoming meeting schedules. Mr. D'Orazio answered that they anticipate cancelling the June 26, 2019 meeting, which would mean not meeting again until August. The Planning Commission breaks for July.

Chairman Kenney asked for status on MAC zoning code revisions. Mr. D'Orazio answered that there will be a discussion at the July 1, 2019 meeting when the new councilmembers begin. Chairman Kenney asked in reference to the Multimodal Transportation meeting, whether staff is currently working on public outreach. Mr. D'Orazio answered yes, stating that the Department of Public Works held one this evening and has one more scheduled. Ms. O'Brien stated that she attended this evening's outreach meeting. The items presented will be posted to the Town's website. Additional feedback and findings will be presented to Town Council in August.

Commissioner Meren asked if staff is aware of future development plans waiting on MAC zoning updates. Mr. D'Orazio answered that there are currently none, but staff held a meeting with representatives of the BB&T Bank property to discuss the ally. Commissioner McCullough asked for potential work sessions to discuss code revisions. Mr. D'Orazio answered those will occur after staff performs their internal review of the section by section Zoning Ordinance update. Staff is also working on drafting an RFP for hiring a consultant for rewriting the zoning ordinance. Staff plans to provide community outreach efforts for the zoning ordinance as well.

Approval of the Minutes

None

Meeting Adjournment

There being no further discussion the meeting adjourned at 9: 02 pm.

*Respectfully Submitted,
Jennifer M. Murphy
Commission Clerk*

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.