



Town of Vienna

127 Center Street South
Vienna, Virginia 22180
p: 703.255.6341
TTY 7111

Meeting Minutes Planning Commission

Wednesday, May 27, 2020

7:30 PM

COUNCIL CHAMBERS-VIENNA TOWN
HALL

Continuity of Government - Electronic Participation

*To participate in the meeting via Zoom please visit:

https://us02web.zoom.us/webinar/register/WN_4JR7G29zQl-VHAN4ZTqR2A

The Planning Commission met in regular session on May 27, 2020, at 7:30 p.m. via ZOOM, with Stephen Kenney, Chairman presiding. The following members were present; David Miller, Julie Hays, Andrew Meren, Mary McCullough, Sarah Couchman, David Patariu, Sharon Baum, and Michael Gelb. Also, attending by electronic participation were Deputy Director, Michael D'Orazio and Town Engineer, John Jay Sargent. Town staff in attendance at Town Hall were Cindy Petkac, Director of Planning & Zoning, Kelly O'Brien, Principal Planner with Department of Planning & Zoning, and Jennifer Murphy, Clerk to the Commission.

Roll Call

All commissioners were present.

Resolution for Continuity of Government

Chairman Stephen Kenney read the resolution for Continuity of Government into the record.

*A motion was made by Commissioner Miller to accept the resolution.
Motion carried unanimously.*

"I move to approve the Resolution for Continuity of Government."

Or

Other action deemed necessary by the Planning Commission.

Communication from Citizens and/or Commissioners

Ms. Murphy, Clerk to the Commission, provided an overview of ZOOM usage protocol.

Commissioner Hayes requested that all Planning Commission memoranda be copied to Commission members for informative purposes.

Public Hearings - None

Regular Business

Recommendation by the Planning Commission to the Board of Zoning

Appeals for an amendment to an existing conditional use permit to construct an addition to the existing clubhouse at Westwood Country Club, on property located at 800 Maple Avenue East, in the RS-16, Single-Family Residential zoning district. Application filed by Patrick M. Via, Esq., attorney representative with Rees Broome, PC on behalf of Westwood Country Club.

Chairman Kenney called on Staff to provide a summary of the application. Kelly O'Brien, Principal Planner, indicated that the proposed building addition will be located on the west side of the existing clubhouse and adjacent to the existing pool and tennis facilities. The 15 ft. height of the proposed addition will align with the height of the floor of the second story of the existing clubhouse and have a footprint of approximately 12,000 square feet. The expansion is to be located 224 feet from the property line abutting single family homes and is to be located between existing structures on the site providing a screen from surrounding residents. Trip generation is not expected to increase as a result from this addition.

Present on behalf of the applicant were Patrick M. Via, Esq., Rees Broome Attorneys at Law, 1900 Gallows Rd., Ste 700, Tysons Corner; John Levto, Civil Engineer, Christopher Consultants, 9900 Main St., Fairfax; Braden Field, Architect, MTF Architects; and Bryan Stone, GM Westwood Country Club, 800 Maple Avenue East, Vienna.

In response to questions by Commissioners, Mr. Stone explained that the general purpose of the project is to provide enhanced amenities to members and to increase the Club's overall competitiveness. Specifically, the proposed building addition is intended to update the fitness and cart storage facilities to better serve existing membership. The occupiable roof terrace will provide outdoor event space adjacent to the existing ballroom. Associated site development is planned to provide a new sidewalk on the west side of the building addition and a sidewalk connecting the upper and lower parking lots. Commissioner Couchman inquired about the potential for creating a green roof environment over the cart storage addition. The applicant agreed to consider this suggestion noting that they are working hard to develop a plan that will blend seamlessly with the surrounding neighborhood.

Responding to Chairman Kenney, Mr. Stone noted that there is no anticipated need for additional parking. They currently have an arrangement with Emmaus United Church of Christ for overflow parking by staff, if necessary. Further, as access to the terrace will require passage through event spaces, it is unlikely that separate events would be scheduled to generate a need for additional parking. No increase of membership over and above what is allowable to the Westwood CUP is planned or expected.

A brief discussion was held regarding storm water management, to which the applicant outlined the improvements planned for the existing wet swale.

There being no further discussion a motion was in order.

Commissioner Meren made a motion that recommendation be made for approval of the amendment to the existing conditional use permit to construct an addition on to the existing clubhouse at Westwood Country Club with consideration of a green roof solution.

Motion: Meren

Second: Gelb

Roll Call Vote: 8-0

Recommendation by the Planning Commission to the Board of Zoning Appeals for conditional use permit for continued placement of one (1) modular classroom, located at Louise Archer Elementary School at 324 Nutley Street NW, in the RS-12.5, Single-Family Detached Residential zone

Agenda Item No. 2 was considered along with Item No. 3

Recommendation by the Planning Commission to the Town Council for continued use of two public use trailers for an additional two years, located at Louise Archer Elementary School at 324 Nutley Street NW, in the RS-12.5, Single-Family Detached Residential zone

Chairman Kenney called on Mike D'Orazio, Deputy Planner, to provide an overview of the request. Mr. D'Orazio noted that he would present information on the CUP request and the public use trailers simultaneously. Fairfax Public School system is seeking renewal of the continued use of a 66-foot by 180-foot modular classroom building and two classroom trailers for Louise Archer Elementary School, originally approved in 2005. Both the BZA and the Town Council have approved renewal of the CUP and the use of public trailers throughout subsequent years. With planning and design of the school renovation currently underway and permitting expected to be completed by 2021, construction is expected to occur between 2022 and 2025. Based on current enrollment for the school; the applicant requests approval to continue the use of the modular classroom during the proposed construction. Once school renovations are complete the modular and existing trailers will be removed from the Property. Both the Modular and the existing trailers continue to be necessary in order to accommodate student enrollment and address current program requirements as the main building lacks sufficient capacity.

Present on behalf of the application were John C. McGranahan, Jr. Agent for Applicant, 8405 Greensboro Dr., Tysons Corner and Sunny Saran, Fairfax County Public Schools, were present representing the applicant.

Mr. McGranahan provided a brief presentation of the timeline for renovation, which is scheduled for completion August 2025. They will continue to work with staff on the planned renovation.

There was a brief discussion of past rodent issues. Commissioner Couchman has a child that attends one of the a modular, she is a room parent and they are not aware of any issues.

Commissioner Patariu asked if trailers include a washroom or handwash facilities in light of the pandemic. Mr. Sarna answered that the modular include a restroom. Current protocol may require additional changes. Commissioner Patariu asked if they will continue the same programs during construction. Mr. Sarna answered yes. Commissioner Hays asked if the intent is to remove the trailers or module once construction is completed. Mr. McGranahan answered yes.

There being no further discussion a motion was in order.

Commissioner Gelb made a motion that recommendation be made for approval of a

conditional use permit for continued placement of one modular classroom for an additional five years from the expiration date on July 20, 2020, located at Louise Archer Elementary School at 324 Nutley Street NW.

Motion: Gelb

Second: Couchman

Roll call vote: 8-0

Commissioner Couchman made a motion for recommendation for approval for continued use of two public use trailers for an additional two years from the expiration date on August 22, 2020, located at Louise Archer Elementary School at 324 Nutley Street NW.

Motion: Couchman

Second: Gelb

Roll call vote: 8-0

Recommendation by the Planning Commission to the Town Council for the waiver of a masonry wall required at the rear of the proposed building, located at 223-241 Mill Street NE, in the CM Limited Industrial zoning district

Agenda Item No. 4 was considered with Item No. 6

Recommendation by the Planning Commission to the Town Council for modification of requirement related to the size of the loading space, located at 223-241 Mill Street NE, in the CM Limited Industrial zoning district

Agenda Item No. 5 was considered with Item No. 6

Recommendation by the Planning Commission to the Town Council for a landscape plan associated with the proposed new self-storage building, located at 223-241 Mill Street NE, in the CM Limited Industrial zoning district

Chairman Kenney called on Mike D'Orazio to summarize the request. Mr. D'Orazio presented the final three items simultaneously as all pertain to the proposed self-storage facility operated by CubeSmart Self Storage. The four story, 131,084 square ft. facility will include office area and 1,150 storage units. In addition to the building, the applicant proposes 17 standard parking spaces and two 30 ft. by 25 ft. loading spaces. Although not counted towards required parking, 11 on-street parking spaces are also proposed in the right-of-way. The applicant is proposing landscaping in the front of the building, to the sides, and the rear.

Present on behalf of the applicant were Yves Springuel, Project Architect, Michael Winstanley Architects and Planners, 107 N West St., Alexandria, and Paul Reynolds, Civil Engineer, Land Design Consultants, 4585 Daisy Reed Avenue, Woodbridge. The wall waiver has been requested due to concerns regarding mature trees located on neighboring residential properties. Following meetings with all three neighbors, it was determined that the best option was to preserve existing trees and incorporate a retaining wall against the back wall of the building. Commissioners questioned the materials proposed for the back wall, suggesting an option that would be more

aesthetically appealing. It was pointed out that the project has not yet passed through the Architectural Review process where such matters will be reviewed.

It was confirmed that the proposed facility will operate on the same hourly schedule as the existing CubeSmart facility at 300 Mill St., NE. with access available from 6:00 AM until 10:00 PM. Other questions regarding lighting, noise reduction and loading bays were addressed. It was noted that a ten ft. high fence on either side of the building will prevent access to the back of the facility. Several Commissioners expressed concern regarding the resultant "no man's land" and potential for dumping and/or crime, urging consultation with the police department.

The applicant is proposing landscaping in the front of the building, to the sides, and in the rear mainly consisting of Willow oaks and London Planetrees, along with a mix of native pollinator grasses and shrubs. A native seed mix is proposed to the rear of the building. Commissioner Couchman provided feedback, noting that many of the proposed plantings might not be appropriate over the long term and suggested more appropriate options available to the applicant. Further discussion with the Town arborist is encouraged. Commissioner Couchman also urged the consideration of either a green roof or the addition of solar panels.

In response to Commissioner Miller, Mr. D'Orazio confirmed that the wall waiver, if approved, would be attached to the building. As a consequence, any future redevelopment would require a wall construction per Code or application for a wall waiver.

Chairman Kenney called for Public Comment.

Mike Cooney, 218 Park St., NW, wished to thank the Commission for their continued work on behalf of the Town. He further expressed support for the Wall Waiver, noting that he has worked hard to build a tree barrier between their residence and the site under consideration.

There being no further discussion a motion was in order.

Commissioner Couchman moved to recommend approval of the request for waiver of a masonry wall required at the rear of the proposed building, located at 223-241 Mill Street NE, finding that such a wall would not protect the residential properties against loss of privacy, trespass by persons or vehicles, or intrusion of noise or trash, attributable to activities conducted at 223-241 Mill Street NE.

Motion: Couchman

Second: Gelb

Roll call vote: 8-0

Commissioner Couchman moved to recommend approval for request for modification of requirement related to the size of the loading space, located at 223-241 Mill Street NE, finding that the integrity of Chapter 18 of the Town Code and the health, safety and morals of the Town will not be thereby impaired.

Motion: Couchman

Second: Gelb

Roll call vote: 8-0

Commissioner Meren moved to recommend approval for the proposed landscape

plan associated with the proposed new self-storage building, located at 223-241 Mill Street NE.

Motion: Meren

Second: Miller

Roll call vote: 7-1

Nay: Couchman

New Business

None

Planning Director Comments

Director Petkac indicated that with no items for discussion, there will be no June 10, 2020 meeting. The next meeting is scheduled for June 24, 2020 with two items on the agenda.

Approval of the Minutes

None

Meeting Adjournment

Adjournment

Meeting adjourned at 10:05 PM.

Jinger Eberspacher

Recording Secretary

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.