Town of Vienna

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Legislation Text

File #: 20-1977, **Version:** 1

Subject:
Work session about potential rezoning of 127-133 Park Street NE (Vienna Courts Condos) from T (Transitional) to RM-2 (Multi-Family Residential)

BACKGROUND SUMMARY:
Sekas Homes, Ltd., the contract purchaser of the Vienna Courts condos property (127-133 Park Street NE), would like to rezone the property from T (transitional) to RM-2 (multi-family residential) and would like to receive feedback from the Town Council on such a proposal prior to formally requesting a zoning map change (rezoning).

OVERVIEW:
The Vienna Courts condos consists of four separate three-story office buildings on a 72,173 square foot site. The existing buildings were built in 1973 with approximately 24,000 square feet of gross floor area of office space. According to the original site plan, the site also contains 80 surface parking spaces.

The site is currently zoned T (Transitional), which allows professional office uses. The site is surrounded by commercial properties facing Maple Avenue East and single-family residential properties along Church Street NE.

The Future Land Use Plan (page 38) of the Town's Comprehensive Plan shows the subject site as mixed-use.

The RM-2 zoning district allows up to three-story multi-family buildings, which may include townhouses, duplexes (which require minimum of 8,000 square foot lots), or traditional multi-family buildings. The maximum number of units allowed under the RM-2 zoning ordinance is 36 units (based on a minimum of 2,000 square feet of lot area per unit).

The contract purchaser last held a work session with Town Council on September 28, 2020 and has included a layout with a townhouse and duplex/cottage housing style concept.

SUMMARY/STAFF IMPRESSIONS:
Staff notes that any rezoning requires public hearings held by both the Planning Commission and Town Council. The Planning Commission is tasked with making a recommendation to Town Council on proposed rezonings.