Legislation Details (With Text)

File #:	21-2757	**Version:**	1	**Name:**	
Type:	Action Item			**Status:**	Passed
File created:	11/17/2021			**In control:**	Town Council Meeting
On agenda:	7/11/2022			**Final action:**	7/11/2022
Title:	Request for site plan approval and modification of requirement for Church Street Vision project proposed for 139-145 Church Street NW				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. 1 - Staff Report - 145 Church St NW, 2. 2 - 145 Church St NW - Site Plan Sheets 1 - 23, 3. 3 - 145 Church St NW - Site Plan Sheets 23A - 23I, 4. 4 - 145 Church St NW_Town Council Presentation, 5. 5 - Letter Requesting Density Modification - 6-14-22, 6. 6 - C-1B Pedestrian Commercial Zone Regulations, 7. 7 - Church Street Vision Background Presentation, 8. 8 - Regulatory Requirements for Agenda Item				

Date	Ver.	Action By	Action	Result
7/11/2022	1	Town Council Meeting	approved	Pass

Subject:

Request for site plan approval and modification of requirement for Church Street Vision project proposed for 139-145 Church Street NW

EXPLANATION AND SUMMARY:

The owner/developer of 139-145 Church Street NW intends to redevelop two properties located at the corner of Church Street NW and Lawyers Road NW and build a three-story, mixed-use building under the Church Street Vision zoning ordinance. Town Council previously held conference sessions on the proposed development on June 14, 2021, Nov. 8, 2021, and March 28, 2022.

As part of the Church Street Vision, all plans are first reviewed by the Town staff and all site plan modifications are approved by the Mayor and Town Council without the need for prior recommendations from the Planning Commission and Board of Architectural Review.

The applicant is requesting approval from Town Council for the Site Plan, Building Elevations, Master Sign Plan and Site Plan Modification for Floor Area Ratio. The maximum Floor Area Ratio (FAR) permitted is 0.7 and the applicant is requesting 0.93, which is similar to the FAR request granted for 111-113 Church Street NW.

Strategic Plan Initiative: *Vienna as a complete community*

Board or Commission of Interest: N/A

Departmental Recommendation : Town staff is required to review the formal submission for all design criteria listed under the Church Street Vision prior to formal review by the Town Council. Staff has concluded that the applicant's submission is sufficient for the Town Council to determine whether the site plan conforms with the Church Street Vision and whether to approve the requested modification.

Finance Recommendation :

Purchasing Recommendation :

Town Attorney Recommendation : Under the provisions of the C-1B Pedestrian Commercial Zone (Town Code 18-87.05 *et seq.*), prior to receiving bonuses in the form of selective site plan modifications, a developer must submit its application to the Town Council. The Town Council then does a review for conformity with the predefined design and plan features and amenities desired by the Town and legislatively adopted for the C-1B zone.

Pursuant to Town Code Section 18-87.6, the following are acceptable bonus incentives which may be granted as site plan modifications by the Town Council in return for an owner or developer providing building design and site plan features desired by and acceptable to the Town and as adopted by section 18-87.5:

A. Bonus incentives.

1.Increase building footage and lot coverage.
2.Modification of lot coverages in general.
3.Reduce front, rear, and side building setbacks.
4.Modification to required number, size and location of parking spaces.

No modification, variance, or waiver to use or maximum height restriction requirements may be permitted.

The Town Council may review and approve the proposed C-1B development application in its discretion.

Town Manager's Recommendation : The Town Council may review and approve the proposed C-1B development application at its discretion.

Cost and Financing: N/A
Account Number: N/A
Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

"I move to approve the requested Site Plan, Building Elevations, Master Sign Plan, and Site Plan Modification related to an FAR of 0.93, all in accordance with the provisions of Sections 18-87.4 through 18-87.6 of the Town Code, for the redevelopment of 139-145 Church Street NW, in the C-1B Pedestrian Commercial Zone."

Or

Other action deemed necessary by Council.

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