



# Town of Vienna

Charles A. Robinson Jr.  
Town Hall  
127 Center Street South  
Vienna VA, 22180

## Legislation Text

---

**File #:** 18-997, **Version:** 1

---

**Subject:**

Request approval of final plat for Malcolm Road Subdivision located at 424 and 440 Malcolm Road NW

**EXPLANATION AND SUMMARY :**

JR Real Estate Group, LLC has submitted a final plat for a three (3)-lot re-subdivision of two existing lots (lots 17 and 19 within the Windover Heights subdivision) in the RS-12.5 single-family detached residential zone.

The subject site consists of two lots, currently addressed as 424 Malcolm Road NW and 440 Malcolm Road NW. Both lots are zoned RS-12.5 single-family detached residential. The 440 Malcolm Road NW property includes a two-story single-family detached home and a detached garage. The 424 Malcolm Road NW property does not contain any improvements.

The applicant proposes to re-subdivide the two lots into three lots. All lots will be accessed off Malcolm Road NW. The applicant will dedicate 6,223 square feet of the site along Malcolm Road NW to the Town of Vienna for public use and will make frontage improvements, including a standard five-foot sidewalk and planting strip. The planned three lots meet the required lot area and width requirements for the RS-12.5 single-family detached residential zoning district, including after dedications for right-of-way and the cemetery. The three lots also meet the maximum lot shape factor.

The applicant intends to dedicate a portion of the subject subdivision site (approximately 800 square feet) to the cemetery, which currently is under the trusteeship of Historic Vienna, Inc. Staff notes that the dedication does not benefit nor hinder the applicant with lot area, width, or shape factor requirements. Further, the dedication would occur after the final plat has been recorded.

**Departmental Recommendation :** Staff recommends approval of the final plat.

**Finance Recommendation :** N/A

**Purchasing Recommendation :** N/A

**Town Attorney Recommendation :** Upon review of the application for conformity with Chapters 17 and 18 of the Town Code, Town Council may approve the proposed subdivision in its discretion.

**Town Manager's Recommendation :** I recommend the Town Council approve the final plat for the three lot subdivision, located at 424 and 440 Malcolm Road, NW, as presented.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

**PROPOSED/SUGGESTED MOTION**

"I move to approve the final plat for the three (3)-lot subdivision, located at 424 and 440 Malcolm Road NW."

Or

Other action deemed necessary by Council.