



Legislation Text

File #: 20-1575, **Version:** 1

Subject:

Public hearing on proposed amendments to the Town of Vienna Comprehensive Plan for Town-owned properties located at 114 Locust Street SW and 440 Beulah Road NE, specifically amending the Future Land Use Plan (page 38) and Community Facilities and Services chapter (pages 98-99).

EXPLANATION AND SUMMARY :

The Town of Vienna purchased property located at 114 Locust Street SW in April 2013 and property located at 440 Beulah Road NE in May 2018. Town Council adopted the current Comprehensive Plan May 23, 2016.

In order to utilize any public building or structure that is not already being utilized as such, the Planning Commission must complete a "2232 review." A "2232 review" refers to Section 15.2-2232 of the Code of Virginia. According to Section 15.2-2232, the general location, character, and extent of any future public building must be shown on the adopted comprehensive plan.

Prior to a "2232 review" for the Locust Street and Beulah Road properties, the Comprehensive Plan must be amended. Specifically, the Future Land Use Plan must be amended to demonstrate "governmental" use and the Community Facilities and Services chapter must be amended to include public use for the 114 Locust Street SW and 440 Beulah Road NE properties.

Section 15.2-2232.A states the following:

"A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof."

Strategic Plan Initiative:

- Vienna as an influential and well-governed community

Departmental Recommendation : Staff recommends that Town Council approve the proposed future land use map and revised text as recommended by the Planning Commission, with the exception of including the word "new" when referencing the proposed facility planned to be built at 215 Center Street S and 114 Locust Street SW.

Finance Recommendation : N/A

Purchasing Recommendation : N/A

Town Attorney Recommendation : Pursuant to Town Code and Virginia Code Section 15.2-2232, the Town must conduct a public hearing on a proposed amendment to the comprehensive plan to include any proposed public facilities as a “feature shown” on the Future Land Use Plan.

Town Manager's Recommendation : I recommend the Town Council close the public hearing and adopt proposed amendments to the Comprehensive Plan related to 114 Locust Street SW and adopt proposed amendments to the Comprehensive Plan related to Beulah Road Mulch Yard, as presented.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

"I move to close the public hearing."

And

"I move to adopt proposed amendments to the Comprehensive Plan's Future Land Use Plan designating Town-owned properties located at 114 Locust Street SW and 440 Beulah Road NE as governmental."

And

"I move to adopt proposed amendments to the Comprehensive Plan's Community Facilities and Services chapter, amending text under the 'Beulah Road Mulch Yard' and 'Police Department Headquarters' subsections with text recommended by the Planning Commission."

Or

Other action deemed necessary by Council.