



Town of Vienna

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Town Hall
127 Center Street South
Vienna VA, 22180

Legislation Text

File #: 20-1708, **Version:** 1

Subject:

Request Modifications of Requirements for New Police Station Related to Lot Coverage, Parking, and Location of a Masonry Screening Wall. Station will be located at 215 Center Street S and 114 Locust Street S.

EXPLANATION AND SUMMARY :

The applicant, the Town of Vienna, requests modifications of requirements for lot coverage, parking, and a portion of a masonry screening wall not meeting setbacks. Modifications may be granted when “the most practical, efficient, or aesthetic development of the site involved cannot be achieved within the requirements of this chapter.”

Lot Coverage

Per Sections 18-58.I and 18-33.F, maximum lot coverage allowed for the subject site is 25 percent. The applicant is proposing lot coverage of 69.8 percent, which includes the areas of the Bowman House, parking areas, public plaza, and proposed new police station. Staff finds that the excess in lot coverage is necessary in order to provide an adequately sized building and associated parking. Other amenities, such as the public plaza, which counts toward lot coverage, also contribute to a better quality project.

Parking

Section 18-130 of the Town Code requires one space for every 300 square feet of gross floor area for civic uses. Together, the police station and Bowman House require 105 parking spaces. A total of 63 spaces will be provided, which includes 41 spaces in the secure parking lot and 22 spaces in the visitor parking lot. The proposed parking provides four spaces more than the 59 spaces currently available, which includes 12 offsite spaces leased from Faith Baptist Church. If those spaces are not included, the new facility plan provides an increase of 16 parking spaces from what is currently available. With no proposed staff increases, the Police Department believes 63 spaces for the entire site is adequate.

Location of Masonry Screening Wall

Section 18-171 of the Town Code states the following:

“The setback and yard requirements of this chapter shall not apply to any retaining wall which is less than five feet high, nor to any decorative masonry wall which is less than four feet high.”

Aside from the six-foot or taller walls required on property boundaries abutting residential lots (per Section 18-172), walls over a certain height must meet setbacks. Plans for the police station include a 47-foot portion of a proposed eight-foot tall wall encroaching nine feet into the 25-foot corner side yard setback. This portion of the proposed wall is in its current location to accommodate turning movements into the sally port. The wall is eight-feet tall to provide adequate security for the parking

lot.

Per Sections 18-256 and 18-257, the Planning Commission reviewed the modifications and recommended to Town Council on a 9-0 vote approval of the requests.

Strategic Plan Initiative: *Vienna as a safe community.*

Departmental Recommendation : Town staff recommends approval of the requested modifications of requirements.

Finance Recommendation :

Purchasing Recommendation :

Town Attorney Recommendation : Town Council may grant site plan modifications pursuant to Town Code Section 18-256 in its discretion.

With respect to the masonry wall waiver request, pursuant to Town Code section 18-172:

“(t)he Town Council may waive or modify the requirement for any masonry wall or walls required by this section if in the judgment of the council such wall or walls would not protect the residential property against loss of privacy, trespass by persons or vehicles, or intrusion of noise or trash, attributable to activities conducted on any adjacent transitional parking lot, parking lot in a transitional zone or on adjacent land zoned C-1, C-1A, C-2 RM-2, RTH or CM; or in the judgment of the council, equivalent protection of such adjacent or nearby residential property against loss of privacy, trespass and intrusion of noise and trash can be achieved by evergreen planting, fencing or a combination of such planting and fencing; and provided further, that prior to the meeting at which such waiver of any masonry wall is to be considered, the planning commission and the council shall give written notice of same to the occupants of all property adjacent to and across the street from the property to which such waiver would apply.”

Subject to the Town Code provision cited above, Town Council may approve the proposed waiver in its discretion.

Town Manager's Recommendation : I recommend the Town Council find that integrity of Chapter 18 of the Town Code and the health, safety and morals of the Town will not be impaired by the requested modifications of requirements and therefore move to approve the requested modifications as related to lot coverage, parking, and location of a masonry screening wall for the proposed new police station, as presented.

Cost and Financing:

Account Number:

Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

"I move that Town Council find that integrity of Chapter 18 of the Town Code and the health, safety, and morals of the Town will not be impaired by the requested modifications of requirements and

therefore move to approve the requested modifications as related to lot coverage, parking, and location of a masonry screening wall for the proposed new police station."

Or

Other action deemed necessary by Council.