



Legislation Text

File #: 20-1774, **Version:** 1

Subject:

Request for approval of a wall waiver, a modification of requirement, a landscape plan for a CubeSmart self-storage facility located at 223-241 Mill Street NE

EXPLANATION AND SUMMARY :

The subject site includes an existing one-story commercial/light industrial building. The building, formally known as the Bassford Warehouse, was built in 1964 and has served various light industrial and commercial tenants. Parking is located in front of the building (which is partially located on Town right-of-way) as well as on the sides and rear of the building. The site is surrounded by commercial and industrial buildings across and along Mill Street NE on its southern, eastern, and western boundary lines and by single-family detached residential properties on its northern property line.

The site is zoned CM Limited Commercial and includes two parcels, which will be consolidated into one parcel prior to construction. One of the parcels, which is only 10 feet wide, is considerably smaller than the other parcel, which is 395 feet wide.

Topographically, the site slopes up from Mill Street NE toward the back of the site, with an elevation of 346 feet near the front of the property line and an elevation of 354 feet near the rear property line (a difference of eight feet).

In terms of landscaping and existing trees, the site is fairly sparse and mostly is covered by the building and asphalt paving.

The applicant is proposing a four-story, self-storage facility with 131,084 square feet of gross floor area, including a 1,168-square foot office area. The applicant anticipates 1,150 storage units to be located throughout all four floors. One employee will work at the building during maximum shift. The self-storage facility will be operated by CubeSmart Self Storage.

In addition to the building, the applicant is proposing 17 standard parking spaces and two loading spaces. The majority of spaces, including the ADA and loading spaces, will be located on the southeastern side of the site, near the office area. Although not counted toward required parking, 11 on-street parking spaces also are proposed in the right-of-way.

Landscaping is proposed at the front of the site and to the sides, mainly consisting of Willow oaks and London Planetrees, along with a mix of native pollinator grasses and shrubs. A native seed mix is proposed to the rear of the building.

Required approvals:

Town Council, per Section 18-172 of the Town Code, is tasked with considering the request for a waiver of the required masonry wall along the property line abutting residential properties. The Planning Commission recommended approval of the wall waiver on an 8-0 vote.

Town Council, per Section 18-256 and 18-257 of the Town Code, is tasked with considering the request for a modification of requirement related to loading space requirements. The Planning Commission recommended approval of the modification of requirement on an 8-0 vote.

Town Council, per Section 18-120 of the Town Code, is tasked with considering approval of the landscape plan. The Planning Commission recommended approval of the landscape plan on a 7-1 vote. The Board of Architectural Review recommended approval of the landscape plan on a 5-0 vote.

Strategic Plan Initiative: *Vienna as an economically prosperous community*

Departmental Recommendation : Town Council, at its discretion, may approve the requested wall waiver, modification of requirement, and landscape plan.

Finance Recommendation :

Purchasing Recommendation :

Town Attorney Recommendation : Pursuant to Town Code sections 18-256 and 18-257, Town Council may waive specific site plan requirements if, after receiving the recommendation of the Planning Commission, Town Council finds that the integrity of Chapter 18, and the health, safety, and morals of the Town will not be thereby impaired.

Town Manager's Recommendation : I recommend the Town Council approve the request for a waiver, modification and proposed landscape, as presented.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

"After receipt of the recommendations of the Planning Commission and a finding that the proposed site plan modifications will not adversely affect the integrity of Chapter 18, or impair the health, safety, and morals of the Town, I move to approve the request for a waiver of a masonry wall required at the rear of the proposed building, located at 223-241 Mill Street NE, finding that such a wall would not protect nearby residential properties against loss of privacy, trespass by persons or vehicles, or intrusion of noise or trash, attributable to activities conducted at 223-241 Mill Street NE."

And

"I move to approve the request for a modification of requirement related to the size of the loading

space, located at 223-241 Mill Street NE, finding that the integrity of Chapter 18 of the Town Code and the health, safety, and morals of the Town will not be thereby impaired."

And

"I move to approve the proposed landscape plan associated with the proposed new self-storage building located at 223-241 Mill Street NE."

Other action deemed necessary by Council.